

Macdonalds Hardware

keys

Mon-Sat
9 am - 6 pm
7 hour
No return
within 3 hours



- Historic 1875 stone built property with a flexible mixed use layout
- Prime High Street position benefiting from strong footfall
- Groundfloor retail space of approx. 185m²
- Two well rental flats, providing reliable income and an attractive ROI
- 136m² of firstfloor space with excellent redevelopment potential (subject to planning)
- Rear customer car park with fenced enclosures offering additional outdoor space
- Established, profitable hardware and household goods business included in sale



Description

This prosperous and attractive commercial property boasts a long and distinguished history, with the current business being in situ for over 50 years. The building itself dates from 1875 and has been successfully operated under the current ownership since 1996.

Situated on the bustling high street of Dingwall, the property offers a variety of potential uses, making it an ideal opportunity for anyone seeking a well-positioned, character-filled space in a thriving market town.

Currently home to MacDonaldis Hardware, this well-established retail business enjoys a prominent town centre location and continues to be vibrant and highly profitable, supported by a strong and loyal customer base. The open-plan sales area provides flexibility and scope for further business development.

Additionally, the property includes a rental portfolio of 2 flats, providing a stable recurring income and attractive ROI, further enhancing the overall investment potential.

The first-floor rooms present additional potential. Subject to planning consent, there is the opportunity to introduce a complimentary business which could generate significant additional income while increasing footfall to the store.

The Property

The property offers an unusual and highly functional layout, comprising three storeys to the front and two to the rear. Trading areas occupy the ground floor, while administration and storage are located on the first floor.

Originally constructed in 1875, the building is of traditional stone construction beneath a pitched slate roof, with a series of later extensions that have created a generous and adaptable commercial space.

The main frontage faces the town centre high street, featuring an entrance and separate exit beneath a shared covered canopy. Inside, the sales counter sits to the right beside the exit, providing excellent oversight and security.

The ground floor trading area is arranged with aisles running from the front to the rear, a secondary service counter at the midpoint, a dedicated paint section, and a keycutting station, all designed to support efficient customer flow and strong retail performance.





The first floor is divided into a residential flat and multiple rooms, offering substantial scope for business growth or alternative uses. Access is provided by staircases at both the rear and midsection of the store. From the midstore stairs, a staff washroom, utility room, and two separate storerooms are located. A hallway leads to a large storeroom spanning the full width of the unit, which connects through to a second, similarly sized storeroom.

This level also includes a spacious openplan office and administration suite, separated by a central partition, along with a staff rest area, an additional washroom, and stairs leading to the rear of the property. The rear entrance provides direct customer access from the car park, enhancing convenience and supporting increased footfall.

Ground Floor

The ground floor spans approximately 185m², currently configured as an open-plan retail space for MacDonaldis Hardware. Its flexible layout provides ample room for continued operation or adaptation to another retail or commercial use, offering significant potential for business growth.

First Floor

The first floor is configured to provide a blend of commercial and residential accommodation, enhancing the property's appeal as a mixed-use investment.

The commercial element extends to approximately 136 m² of cellular space, previously utilised as a hairdressing salon. This area offers flexibility for reconfiguration into office suites, a café, or other service-based uses, subject to the necessary consents.

In addition, there is a further suite of three rooms, formerly used as a beautician's area, which is currently underutilised. This space presents an opportunity for additional letting, providing scope to increase rental income.

The residential accommodation is situated to the front of the property and comprises a well-maintained first-floor flat, including a living room, kitchen/diner, two double bedrooms, and a bathroom. The flat benefits from a separate stairwell accessed via the lane linking the rear private car park to the High Street, ensuring both privacy and convenience. It is currently let to a long-standing tenant, offering a reliable income stream.





Second Floor

The second floor comprises a well-maintained flat extending to approximately 70 m², including a living room, kitchen/diner, two double bedrooms, shower room and separate WC. The flat is accessed via a separate stairwell from the lane linking the rear private car park to the High Street, providing both privacy and convenience. The property is currently let to a long-standing tenant, offering a reliable income stream.

Business

MacDonalds Hardware generates strong turnover from a diverse range of product lines, including household goods, gifts, gardening equipment, pet supplies, brewing materials, general hardware and DIY items. The business is further enhanced by a highly successful cookware department and key cutting service, adding both diversity and additional revenue streams.

The trading business of MacDonalds Hardware is included in the sale. The business operates at a strong level of profitability, with clear scope for further development and diversification. Full accounting information will be made available to genuinely interested parties following viewing.



Ground and External Areas

To the rear of the shop is a customer car park, which includes two open enclosures—one designated for LPG cylinders and the other historically used for garden products. A timber shed is also positioned near the entrance to the car park. The surface throughout is finished with compacted hard core.

The property's title also includes the access close on the south side of the building, providing a direct connection between the car park and the high street.

Reason For Sale

The commercial property and business are offered for sale due to the owner's planned retirement.

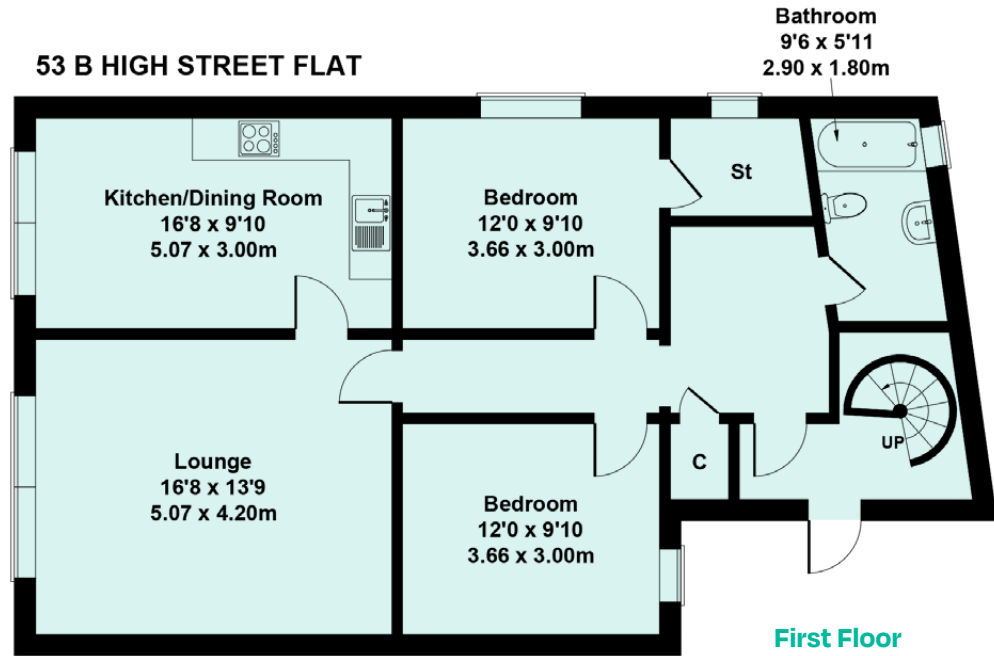
Location

The town of Dingwall is perfectly positioned on the banks of the River Conon, surrounded by the stunning countryside of Easter Ross-shire. While the town itself has a population of around 6,000, it serves a much larger catchment area, drawing from thriving agricultural, engineering, tourism, and port-related industries.

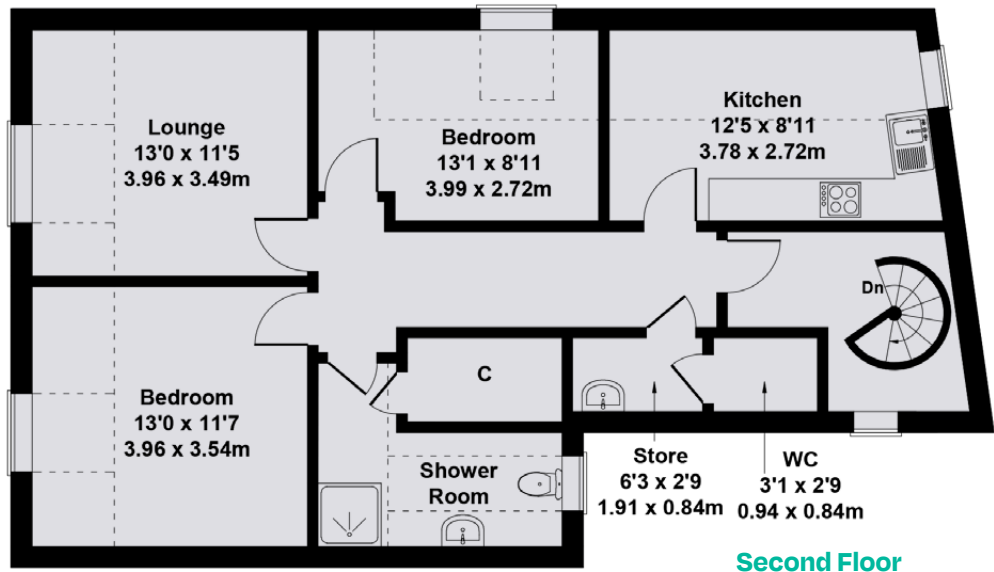
Dingwall is a well-established commercial and administrative centre, offering excellent social, welfare, and general services. The area is rich in history and attractions, including castles, distilleries, and golf courses, while the surrounding hills and countryside are perfect for walking, field sports, and fishing. The nearby Cromarty and Moray Firths provide opportunities for water sports, and the Moray Firth is renowned for its dolphins and minke whales.

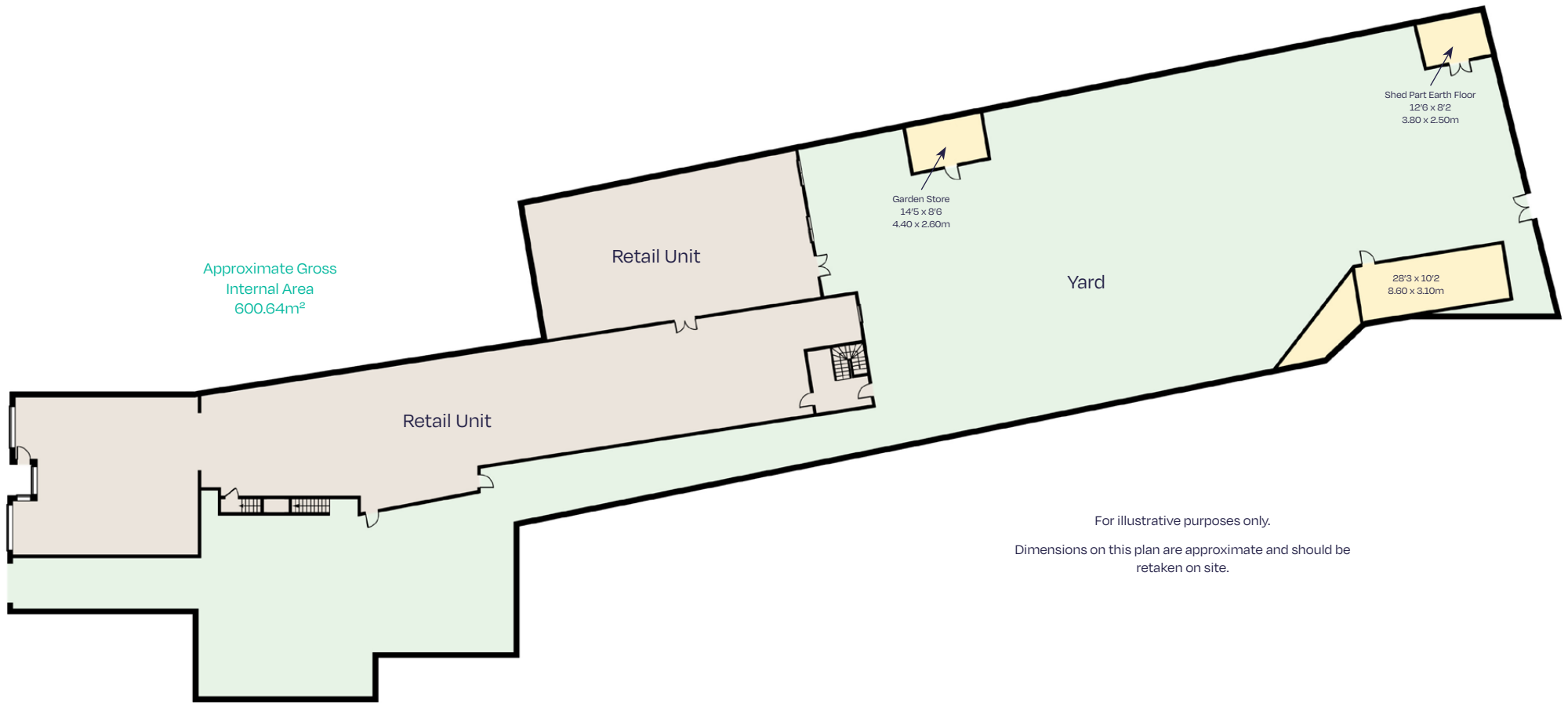
Just 14 miles from Inverness, Dingwall benefits from excellent road, rail, and air connections, giving businesses easy access to a vibrant regional hub while enjoying the charm, lifestyle, and loyal customer base of a thriving market town. This makes Dingwall an ideal location for new business owners looking to invest in a prosperous and well-connected community.

53 B HIGH STREET FLAT



ATTIC FLAT





Development Potential

The ground floor is currently occupied by MacDonalDs Hardware and could continue in its existing format or be readily adapted to suit an alternative retail or commercial use, subject to requirements. The first floor offers excellent scope for reconfiguration, with potential for office use, additional retail space (such as a salon or similar service-based business), or conversion to residential accommodation, subject to the necessary consents.

This flexibility supports a mixed-use investment approach and provides incoming owners with multiple income stream opportunities. Historically, the business has successfully utilised the fenced area to the north of the car park for the sale of gardening products, which proved to be a profitable segment and offers clear potential for reinstatement or expansion.

Furthermore, there is scope to reconfigure the overall layout of the property and to enhance income through the introduction of outdoor trading or display areas to the rear.

Services

The business benefits from mains electricity, water and drainage.

Rates / Council Tax

The property has a business Rateable value of £20,000 reference number 03/09/390610/1 (April 2026) but may benefit from a discount under the Small Business Bonus Scheme with a net reduced liability for qualifying businesses.

Website and Web Presence

The business web site address is www.macdonaldshardware.com and has a Facebook page with almost 1k followers.

Price

A guide price of £499,000 is invited for this heritable property and investment opportunity, with the MacDonald's Hardware business included in the sale. Stock is available by separate negotiation.

Title Number

The property has a title number of ROS5700.

Directions

See map insert. What3words reference is /// headset continues forkful

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness

Tel: 01463 714757

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

