



Offers in the Region of
£375,000
(Freehold)

Castle Close Antiques
Castle Street, Dornoch, IV25 3SN



Opportunity to purchase well known
antiques business in Dornoch

Profitable business with
opportunity to develop further

Prominent location in centre of Dornoch

Exceptionally spacious retail area



Flexible space would suit
a variety of purposes

Located near popular North Coast 500

Sustainable business with
high level of repeat trade

Great online presence





DESCRIPTION

Exceptional opportunity to purchase a delightful antiques business ideally located on the main street of the historic town of Dornoch. Castle Close Antiques is situated in the centre of the picturesque town directly opposite the ancient Cathedral.

Currently run by the two owners, this highly attractive traditional property benefits from direct access from Castle Street and enjoys significant footfall throughout the year as well as on-line and telephone sales. Presently trading as an antique shop this is an opportunity to develop that trade further. Positioned in an exceptionally prominent location with a high level of passing trade, the business operates all year round. The main tourist season is from April-October, with consistent demand over the winter months primarily from local residents and day trippers. Trade is mainly driven through the sale of antique object d'art, books, silver and glass, china, paintings, furniture and jewellery.

Internally the shop is arranged at ground level and offers flexible retail floor space. The sales area is spacious and well-lit, making the presentation of the business most pleasing. To the rear of the main public area is smaller space which is currently used for the display of jewellery, silver etc.

The business is ideally situated to take full advantage of the custom from the hotels, many self-catering holiday lets and bed & breakfasts within the area, as well as the regular coach tours and other holidaymakers who stop in the town during the main season.

THE PROPERTY

Built in 19th Century using red stone with a slate roof the building has been used for a number of purposes over the years. Accessed directly from Castle Street, the property benefits from an area for prominent signage and two large picture windows that face onto the street. As well as two large picture windows, there is a very large floor to ceiling window. The building is set over one and a half floors, the lower floor predominantly being used for sales and the upper floor as the office and repairs area. Carpeted traditionally, the premises benefit from an attractive feature stone wall throughout. To the rear of the ground floor are the staff toilets and tea preparation area. The property is ideally located near the main tourist attractions in the town.

The premises are configured as an "L" shape with antiques displayed throughout the space on the ground floor. The retail area is exceptionally spacious and flexible, lending itself to a variety of purposes. Bright lighting throughout ensures the items are displayed to their best advantage.







STAFF FACILITIES

The business has a large staff toilet and tea preparation areas to the rear of the ground floor. The first floor has a spacious office and an area where any minor renovations and product photography can be undertaken. The area is split into 2 linear rooms. It may benefit the new owners to form one room from these two areas.

TRADE

The business has always traded profitably and also benefits from a large overseas market, offering a full shipping service. The owners have reduced their hours over the last few years due to family circumstances which have resulted in a reduced level of turnover and profitability. This presents a significant opportunity for new owners to develop the business.

REASON FOR SALE

The present owners commenced trading for many years and have immensely enjoyed their time developing and running the business. However, after over 40 years of self-employment and due to a desire to retire, they present this fine business to the market. They genuinely believe that enthusiastic new proprietors could continue to develop and grow the business.

LOCATION

Dornoch is a charming, historic royal burgh and seaside resort located in the county of Sutherland in the Scottish Highlands. Nestled on the north shore of the Dornoch Firth, it is situated near the estuary where the Dornoch Firth meets the Moray Firth to the east. As part of the Highland local government council area, Dornoch is easily accessible, lying close to the A9 road, which serves as a primary route connecting the north coast to Inverness. For aviation enthusiasts, the town also features a grass airstrip that accommodates small aircraft and helicopters, adding to its appeal as a destination for tourists and visitors.

Dornoch has a population of about 1400 which swells significantly during the main trading season (Easter to October) due to the high number of tourists and visitors to the area. The county of Sutherland has a population of around 13,000 spread over around 2026 sq. miles.

The world renowned Royal Dornoch Championship course is a wonderful venue and a challenging test of golfing skills. The course is a 'must do' pilgrimage for the committed golfer; the unique setting of Royal Dornoch makes it an aspirational place to play. There is a significant number of tourist golfers who frequent the shop during their stay.







Dornoch offers visitors and residents alike a good range of facilities and amenities including shops, hotels, schools and University of the Highlands and Islands facilities and its Seaside Award as a clean bathing beach. The area has a much broader appeal with walks, fishing, field sports, and water sports all being readily available. There are also a great many places of historic interest within an hours' drive. The town has some beautiful Sandstone buildings, including the c.13th Century Cathedral, the Bishop's Palace (now a hotel), the Courthouse and Old Town Jail. The town has a charm and elegance that makes this a very popular residential area. Dornoch is only an hour from Inverness, which has an airport and major transport links. The town of Tain is circa 6 miles away and has an extended range of specialist shops/supermarkets and services.

GROUNDS

The property extends to the footprint of the building and does not have any outside space available.

SERVICES

The property benefits from mains electricity, water and drainage. Electrical heating is provided throughout the building.

TITLE NUMBER

The property has title number TBC.

RATES

The rateable value at April 2026 is £6,750, reference 02/03/150100/2 and should benefit from a 100% relief/discount under the Small Business Bonus Scheme for eligible businesses.

ACCOUNTS

This business operates very profitably and demonstrates a consistently high turnover. Full accounting information will be made available to seriously interested parties subsequent to viewing.

PLANS

Plans are available on request from ASG Commercial.

PRICE

Offers in the region of £375,000 are invited for the heritable property and trade contents (according to inventory), excluding personal items. Stock to be purchased based on independent valuation.

EPC RATING

The Energy Rating of the property is 'TBC'. Details available on request from ASG Commercial.

WEBSITE

The business is sold with a fully functioning web site, <https://www.castle-close-antiques.com/>.

DIRECTIONS

See map insert. What3words reference ///cherub.dispenser.workroom.

FINANCE & LEGAL SERVICES

We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We also have access to a large selection of legal experts who can act in all legal matters arising.

VIEWING

All appointments must be made through the selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

T: 01463 714757 (5 lines)

E: admin@asgcommercial.co.uk

W: 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, if one is set.



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