





- Opportunity to purchase two complementary profitable retail stores
- Comprises hardware store and separate paint supplies business
- Strong synergy and cross-selling potential
- Located in the charming market town of Thurso in Caithness
- Strong retail units both with large floor area and external space
- 14 On-site shipping containers with a mix of stock storage and rental use
- Large and loyal customer
- Strong potential for further development of both business operations.





Description

W&D Ross Hardware Shop and Paint Spectrum are well-established and popular businesses in Thurso, each enjoying a loyal customer base and a strong local reputation. Although situated on separate sites, the two properties back onto each other, with the area between them serving as a yard for the hardware store and a practical thoroughfare providing access to their secure storage containers, 8 of which are currently let out.

The Hardware Shop specialises in gardening equipment, hardware, workwear and DIY products, along with a broad selection of general household goods. Paint Spectrum offers a comprehensive range of decorating supplies, including 2 paint colour mixing machines, numerous paint brands, painting tools, and wallpaper. In response to customer demand, it has recently expanded to include a dedicated pet supplies department.

A liveried delivery van and JCB Teletruk are included with the sale.

Trade

Hardware Store

This well-established and highly regarded hardware store operates profitably, offering a broad selection of hardware goods, LPG gas bottles, and gardening supplies. The business also features a dedicated polytunnel in the yard for seasonal bedding plants and shrubs and providing practical shelter for paying customers while browsing the outdoor stock. This area caters for gardening enthusiasts year-round.

A loyal local customer base is supported by the store's reputation for excellent service and convenience, further enhanced by a liveried company van used for local deliveries. This added service strengthens community ties and encourages repeat trade from both domestic and small commercial customers.





Staff

The owners both work full-time across the businesses and employ one full-time staff member in the hardware shop, as well as one full-time and three part-time staff members at Paint Spectrum. All staff are cross-trained and able to cover shifts in either shop as needed. Additionally, one staff member is responsible for administration and bookkeeping duties.

Reason For Sale

After owning and running the businesses for many years, it is now the owners desire to retire that brings this exceptional opportunity to the market.

Location

Located in the vibrant coastal town of Thurso, the northernmost settlement on mainland Britain, this well-established hardware and paint shop presents a rare opportunity to acquire a trusted and profitable business at the heart of a growing, loyal community. Serving as a vital retail resource for both local residents and the wider rural area, the shop has earned a solid reputation for quality products, expert advice, and a dependable, community-focused presence.

With a prime location and consistent foot traffic, the business benefits from steady, year-round custom from tradespeople, homeowners, and visitors alike. Thurso's role as a regional centre, combined with its positioning on the iconic North Coast 500 route, ensures a continual stream of potential customers. At the same time, a rise in property renovations, tourism development, and local investment continues to drive demand for paint, tools, hardware, and home improvement supplies.



The shop enjoys a broad and reliable customer base that includes contractors, DIY enthusiasts, and property owners—many of whom return regularly for both practical supplies and personalised service. Its close proximity to Scrabster Harbour, the Dounreay site, and a variety of construction and service industries reinforces its commercial relevance, while offering further potential for expansion through additional product lines or extended opening hours.

Schooling is available at Mount Pleasant Primary School and Thurso High School, making the area an appealing option for families considering relocation.

This is a turnkey opportunity, ideally suited to an experienced retailer, a hands-on tradesperson, or an investor looking to step into a stable, respected business within a supportive, close-knit Highland town. With affordable local property, a strong spirit of entrepreneurship, and growing interest in rural living and sustainable development, Thurso offers the perfect backdrop for long-term success.

The Properties

Hardware Store

The hardware store occupies a prominent position on Riverside Road in Thurso, housed in a spacious stone single-storey building with generous outdoor retail space and a polytunnel, all set within a secure, fenced, and gated yard. Ample customer parking is available directly in front of the shop, ensuring convenient access for both local customers and passing trade.

The building is constructed from harled block to around 2.3m, above which the walls are constructed from insulated metal profile sheeting. The roof is also constructed using insulated metal profile sheets. The internal floor area extends to approximately 229m² and is thoughtfully laid out for retail efficiency. The main entrance features a door that opens into the initial sales area, which is well-presented with shelving, racking, and freestanding displays. This sales area connects to the rear sales area through a large





opening and separately to the external sales area. Within the initial sales area is a dedicated sales counter and a small but well-appointed office, offering both functionality and comfort. To the front a staff WC is provided.

To the right of the building lies the extensive external retail and storage area, accessed directly from the hardware store and directly from the street for the owners via a single pedestrian gate and a wider double gate that also allows for convenient vehicular access, making deliveries simpler. This secure outdoor space forms the garden centre element of the business, where pallets of plants, shrubs, and seasonal stock are neatly displayed alongside larger items such as compost, fencing, and garden furniture.

The layout is designed for efficient stock handling, with a JCB Teletruk operating on-site to move bulk goods and assist with loading. Weather-resistant products such as planters, hardy shrubs, and small trees are arranged in the area adjacent to the polytunnels, creating an inviting and accessible outdoor sales environment. LPG bottles are safely stored along the perimeter wall in a designated area.

This well-organised and versatile outdoor space significantly enhances the customer offering, enabling a seamless blend of traditional hardware sales with a thriving garden centre element.

Paint Spectrum

Paint Spectrum is a well-established retail premises situated in a prominent position on Couper Square in Thurso. To the front of the building is customer car parking across the full width of the shop frontage. The property lies back-to-back with the adjacent Hardware Shop. Whilst currently operating as separate entities, the two premises and their grounds present a unique potential opportunity to be joined together, possibly creating one expansive commercial unit.

This single-storey, purpose-built retail property features an attractive decorative stone frontage and large picture windows that allow natural light to flood the interior, creating a bright and inviting retail space. The side and rear walls are harled, all under an insulated metal profile roof. The building offers approximately 150m² of floor space.

Access to the property is via a UPVC entrance door, which opens directly into a spacious and well-organised shop floor. The main sales area showcases an extensive range of paints, wallpaper, and associated decorating supplies. A key feature of the store is the 2 paint mixing machines located at the rear of the shop floor, a Crown Paint machine and a Johnston Paint machine. This is a popular service that adds significant value for customers.

Additionally, the owners have successfully diversified their offerings by incorporating a pet food and supplies department within the sales area, further broadening the customer base and enhancing the overall retail experience.



PAINT MIXING STATION

If it's worth doing, it's worth **Sadolin**.
Sadolin
SUPERIOR WOOD PROTECTION

JOHNSTONES
HOW DOES
EVEN FURTHER?



JOHNSTONES
TRADE

More rain resistant? Yes! More rain resistant? Well yeah, this is the UK. If it's outside, WE'VE GOT IT COVERED.

Chippie
SPECIAL OFFER
2x4 200g 200g
10000

WOODFOLD FARM
QUALITY PET
FEEDERS

there's no better paint
97% of painters & decorators agree!

designed colours in a trade finish

CROWN TRADE

Match any colour by providing the quality trade finish

7.5L VALUE PACK

7.5L VALUE PACK

7.5L VALUE PACK

Bitte nicht werfen!
Do not throw!











Trade – Paint Spectrum

In recent years, the business has been reconfigured to adopt a more streamlined and efficient model aimed at increasing profitability. Previously, it operated a hands-on painting service; however, the focus has since shifted exclusively to the retail side—supplying and mixing paint, wallpaper, and related decorating equipment. More recently, an animal supplies department was introduced within the store. This addition has been very well received by customers, significantly increasing footfall, turnover, and overall profits.

Between the two units is a yard area, this area is currently secure, bound by fences, the 8 shipping containers that are leased as a self-storage solution and the rear of the hardware shop. It may be possible, to join the two units which would open many different opportunities to expand the offering quite significantly

The Storage Containers

Adjacent to the Paint Spectrum, there are three 20ft secure storage containers used primarily for stock storage. These could be privately rented out, generating a healthy income.

Between the two retail units there are eight self-storage containers, all 20ft and a mix of ages. These containers are all set with level and flat vehicle across the full face of the container.

Behind two of the 20ft containers there are two 8ft containers accessed from the yard area.

Within the secure yard area directly behind the hardware shop there is further 20ft container used for storage of stock. The yard is also used to store pallets of compost temporary before relocating to the public sales area. This yard is finished with stone chips.

Services

The hardware store benefits from mains electricity, water and drainage and has an oil fired central heating.

Paint Spectrum benefits from main electricity, water and drainage and has air to air heating system.

Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

EPC Rating

The EPC rating for the Hardware Store is G (123).
The EPC rating for Paint Spectrum is D (55).

Title Number

The title number for the Hardware Store is CTH2850.

The title number for Paint Spectrum is TBC.





CVCU 025014 8
2261

MAX GROSS 30 480 kg
67 200 lb
TARE 2 185 kg
4 820 lb

PAYLOAD 28 295 kg
62 380 lb
CU. CAP. 32.9 cu.m.
1 161 cu.ft.

APPROVED FOR TRANSPORT
UNDER CERTAIN RESTRICTIONS
SEE TOP OF THIS LABEL FOR DETAILS
FOR SAFETY INFORMATION
SEE SAFETY MANUAL

SINGMAS

CVCU 025008 7
2261

MAX GROSS 30 480 kg
67 200 lb
TARE 2 185 kg
4 820 lb

PAYLOAD 28 295 kg
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Rates / Council Tax

The Homeware store has a rateable value of £9,085 as at April 2023, property reference number 01/01/688057/4.

Paint Spectrum has a rateable value of £7,769 as at April 2023, property reference number 01/01/170003/7.

The new owners may qualify for some relief under the Small Business Rates Relief scheme, where eligible.

Internet Presence

The Hardware Store and Paint Spectrum each have established and popular Facebook pages with large, active followings. They strengthen their business by sharing exclusive offers and highlighting the unique aspects of their services. The businesses do not currently operate their own websites which offers an opportunity for new owners as well as considering online sales.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price



Offers over £490,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation. It may be possible to buy separately.

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.

Directions

See location maps.

-  Hardware shop – What3words reference is [///forklift.removes.fizzle](https://www.what3words.com/#!/forklift.removes.fizzle)
-  Paint Spectrum – What3words reference is [///emphasis.stencil.hoped](https://www.what3words.com/#!/emphasis.stencil.hoped)

Viewing

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

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

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.

