

**Tim Martin**  
.co.uk



**Hardy's Hardware & General Store**  
**23-25 Castle Street**  
**Comber**  
**BT23 5DY**

**Offers Around**  
**£180,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

We are delighted to offer for sale as a going concern, this well established and profitable hardware business in the Ards and North Down area.

Established in 1991, the business has built up an excellent reputation and customer base and prides itself on offering the highest level of customer service. The business stocks a wide range of DIY and household hardware and daily domestic necessities.

Please note:- there is the option to purchase the premises extending to 12,334 sqft (approx) by separate negotiation.

## FEATURES

- For sale as a going concern, this well established and profitable hardware business
- Excellent reputation and customer base
- Stocks a wide range of DIY and household hardware and daily domestic necessities
- Option to purchase the premises extending to 12,334 sqft (approx) by separate negotiation.



**Retail Unit - 5895 sqft**

Part fluorescent strip lighting and recessed spotlighting; emergency lighting.

**First Floor - 1253 sqft**

Approached via steel steps from retail area. open plan office; fluorescent light and power points; computer points; telephone points; wall lights.

**Lower Level****Store 1 - 715 sqft**

Male and female wc and kitchen; electric roller shutter door; fluorescent light; power points; access to rear yard and upper floor.

**Female Toilets - 54 sqft**

Low flush wc; pedestal wash hand basin; extractor fan; light point.

**Male Toilet - 31 sqft**

Low flush wc; pedestal wash hand basin; extractor fan.

**Kitchen - 115 sqft**

Single drainer stainless steel sink unit with mixer taps; range of cupboards; fluorescent lighting.

**Store 2 - 692 sqft**

Electric roller shutter door; fluorescent lighting.

**Store 3 - 3579 sqft**

Fluorescent lighting; pedestrian door to yard.

**Rear Yard - 1470 sqft**

Double entrance gates to laneway.

**NOTE**

Profitable Business With Audited Accounts.

Please note, accounts are available for inspection from principals only at our Comber office located at 27 Castle Street, Comber, BT23 5DY.

**Asking Price**

£180,000 – To include goodwill, fixtures and fittings.

**Stock**

Available by separate negotiation subject to a stock check.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Comber ■  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 8789596

Saintfield  
 1B Main Street, Saintfield, BT24 7AA  
 T 028 97 568300

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