



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

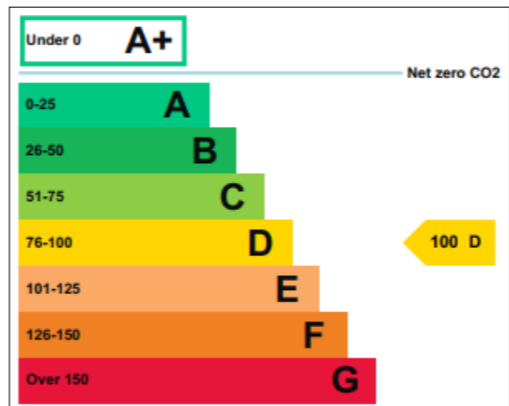
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

**Other Financial Services:**

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



# ARMSTRONG GORDON



## COLERAINE

**Willis McCloskey - Hardware Merchant**  
*Premises (option to purchase business)*  
 36 Kingsgate Street, BT52 1LF  
 Offers Over £195,000



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 F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

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028 7083 2000  
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We are thrilled to present a unique option to purchase a business opportunity or premises only in the vibrant town of Coleraine. The property only price is, offers over £195,000 with goodwill, stock, fixtures and fittings to be negotiated thereafter. This is the sale of a well established hardware shop that has been a cornerstone of the community for many years . Established in 1965, Willis McCloskey is Coleraine’s only independent hardware retailer. This iconic business is now on the market, offering prospective owners the chance to step into a successful enterprise with a solid reputation and a loyal customer base. Nestled in the heart of Coleraine, this hardware shop enjoys a prime location with high visibility and foot traffic. Its central position makes it easily accessible for both local residents and those from the surrounding areas. With a history dating back to 1965, this hardware shop has built a strong and loyal customer base. The business has consistently demonstrated robust financial performance, making it an attractive investment opportunity. The family run business, now in its second generation, boasts an unrivalled inventory specialising in locks and keys alongside safes, tools, fire grates, hardware and much more. The diverse product range caters to trades companies, schools, factories, golf clubs, professional trades people and home enthusiasts ensuring a broad customer appeal. For further information and to arrange a confidential discussion, please contact our office. Do not miss this exciting opportunity to become the proud owner of a respected hardware business in the heart of Coleraine.

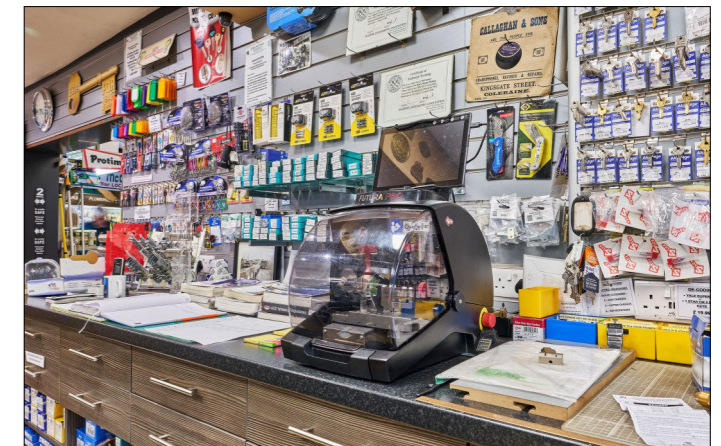
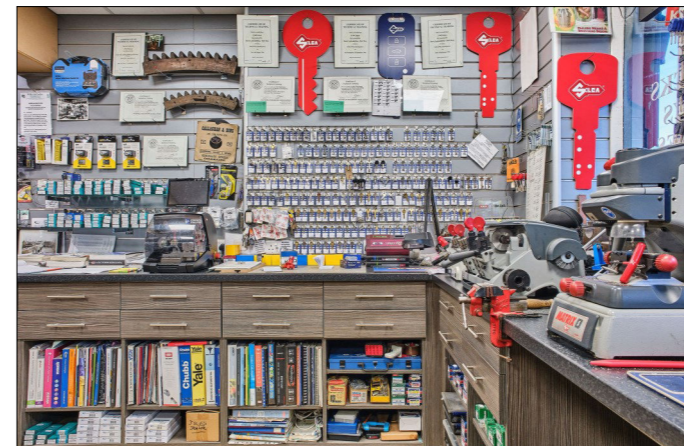
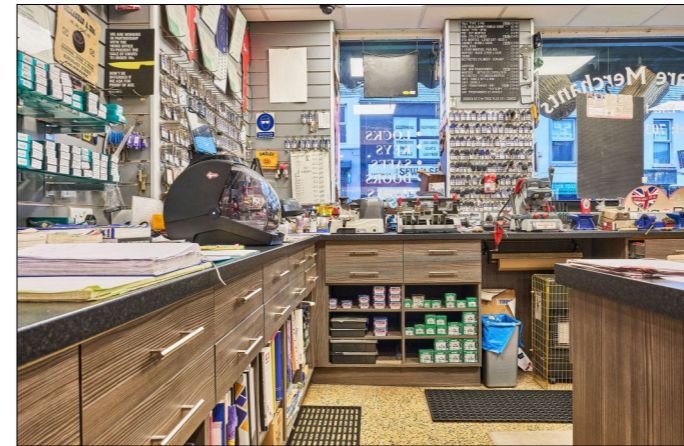
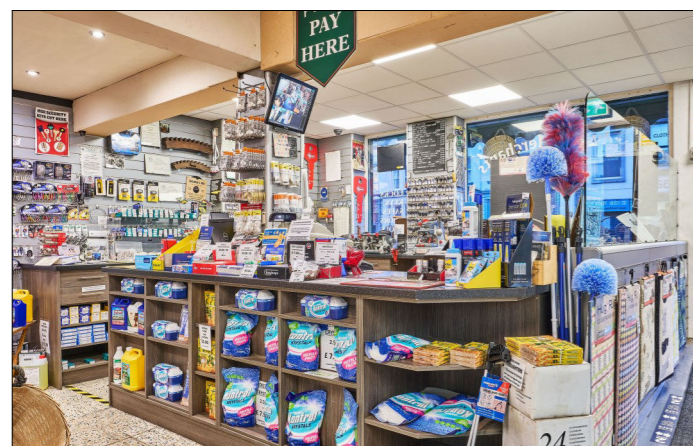
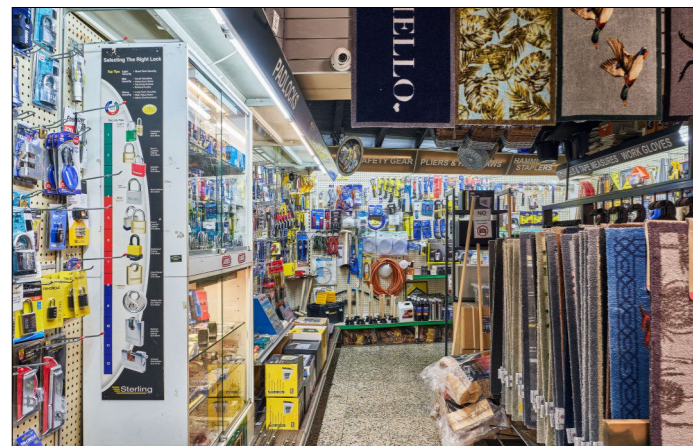
As you follow the one way system through Coleraine, at the top of Union Street turn right onto Railway Road, proceed past the leisure centre and at the end of the road turn left onto Kingsgate Street (Lower Lodge Road). Willis McCloskey’s will be located immediately on your left, before the terrace houses and fire station.

The H shaped floorplan comprises 2 joined sales areas.

**Area 1:**

40’4 x 21’0 (Max)

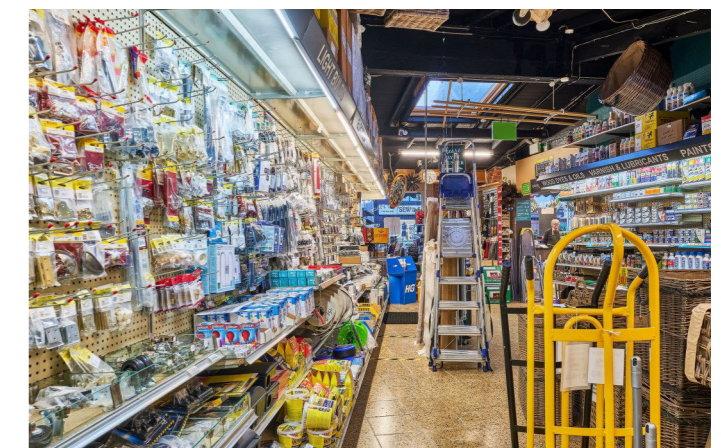
Shop area consisting of large modern rectangular counter and work area for till, computer, key cutting machinery, shelving, drawers, storage, additional wall shelving, glass cabinets and power points.



**Area 2:**

45’11 x 15’6 (Average)

Sales area comprising additional counter, shelving, storage, two Velux sky light windows.



**Office:**

10'9 x 7'7

With CCTV, shelving, power points and pine sheeted ceiling.

**Toilet Area & Cloakroom:**

With separate w.c. comprising wash hand basin, half tiled walls, pine sheeted ceiling, extractor fan and tiled floor.

**SPECIAL FEATURES:**

- \*\* Unique opportunity to acquire one of the most established hardware businesses on the north coast or alternatively, just the property
- \*\* Stock holders for an extensive range of locks, keys and security products.
- \*\* Electric heating.
- \*\* Situated adjacent to free on street car parking.
- \*\* Property can be sold, for a negotiated amount, as an established business, stock and goodwill due to owner retiring.
- \*\* Detailed accounts available by appointment through agent if being sold as a business.

**TENURE:**

Freehold

**NAV:**

£12,700.00 (Rates: £7,052.63)

