



MACAULAYS, LARGS

LARGS, KA30 8AJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Macauleys is located in the bustling town of Largs, on the Firth of Clyde in North Ayrshire, Scotland just 33 miles from Glasgow. A beloved seaside resort, Largs is steeped in history and renowned for its Viking heritage, celebrated each year in early September during the vibrant Largs Viking Festival. This popular event draws visitors from across the country with its lively re-enactments, markets, and coastal festivities. The town itself is a haven for tourists, offering scenic coastal walks, charming cafés, and family-friendly attractions. With excellent transport links including direct rail services to Glasgow Central, the A78 coastal route by car, and a regular bus service, Largs is easily accessible from nearby towns such as Greenock, Ardrossan, and Irvine, making it an easy and enjoyable destination to visit. Main street location, located across from the subway

Pub Layout

Macauleys is a single-room, wet-led operation with an efficient layout that maximises visibility and accessibility. A galley-style bar positioned along the rear wall, acts as the focal point of the venue. The bar is currently stocked with value-driven products, reflecting the site's positioning as an accessible, community-focused venue. The room benefits from high-level windows facing the main road, allowing for ample natural light and enhancing the open, welcoming feel of the interior. Seating is a combination of fixed bench seating paired with low-level tables and loose chairs, offering flexibility for both small groups and larger social gatherings. The flooring is a mix of durable tiling around the bar and carpeted area by the seating areas, which help to create a warmer feel. Multiple wall-mounted TVs display live sporting events throughout the day, supporting a sports-led entertainment.

TRADING STYLE

Macauleys is currently operating as a wet-led only with no food offering. Trade is driven primarily by an entertainment-focused calendar, including weekly quizzes, karaoke nights, and live televised horse racing and sports events. This approach has cultivated a loyal customer base and consistent footfall, particularly during key sporting fixtures and themed entertainment evenings.

ACCOMMODATION

Private Accommodation

The private accommodation is accessed by a separate entrance behind the pub and consists of two bedrooms, living room, kitchen and shower room.

FINANCIAL

Annual Rent: £33,700

Security Deposit: £5,000

Working Capital: £3,000

Stock: £3,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.



Sports Driven



Community
Local



Live Music

BDM VISION

Admiral Taverns is seeking an experienced and enthusiastic licensee with a genuine community focus. This is a fantastic opportunity for someone with passion, drive, and a strong sense of local engagement to take the reins and push a business forward. At its core, this is a true community pub; building relationships with locals and creating a welcoming, familiar atmosphere is essential. But there's also huge potential to grow the business by attracting and engaging visitors, particularly during the busy March to October season. The key will be finding the right balance: maintaining a loyal local customer base while embracing the seasonal tourism trade. This is a rare chance to develop and shape something special. A solid understanding of marketing; particularly social media will be vital in building visibility, driving footfall, and sustaining momentum during peak periods. There is also scope to introduce a simple, value-driven back-bar food offer such as paninis, pizzas, or nachos, to enhance the customer experience and boost spend. Establishing a consistent rhythm throughout the week will be crucial, think regular events, promotions, and community-led initiatives that give customers a reason to return, time and again.



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