

OSCAR'S - PREMIER LEISURE

Winton Circus, Saltcoats, KA21 5DA

FREEHOLD: £1,595,000 | REF: 6863622

CHRISTIE & CO

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KEY HIGHLIGHTS

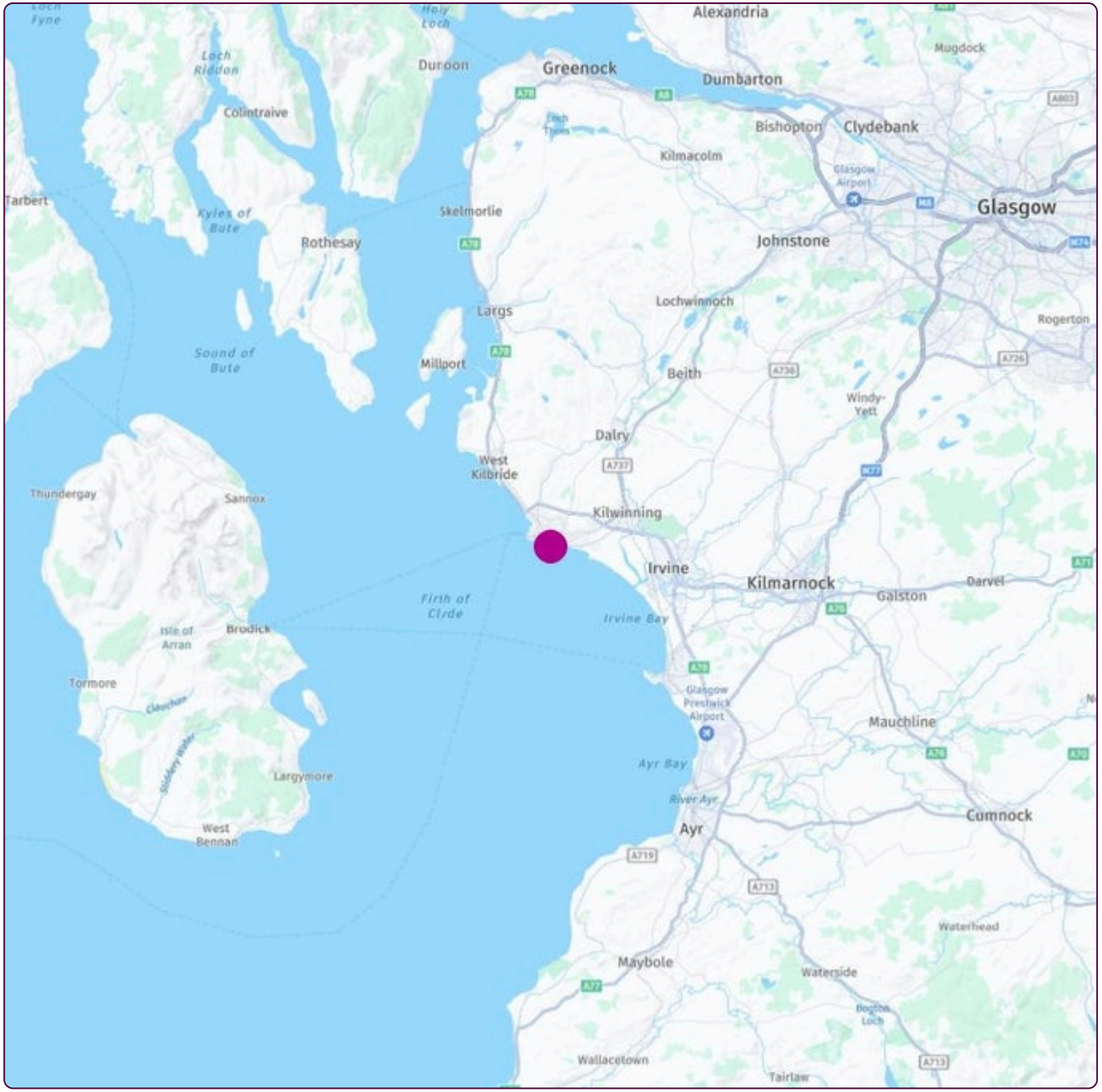
- Ultimate Destination for Dining/Entertaining
- Movie-themed Bar & Restaurant
- Fully Digital 3D Cinema
- Vibrant Soft Play Area
- Fantastic Destination on the Coast
- EPC Rating "B"

LOCATION

Oscar's is centrally located directly on The Esplanade offering a prime coastal position. It is located within walking distance of Saltcoats Harbour and sandy beach. Overlooking the Firth of Clyde, it provides diners with panoramic views across the water to the Isle of Arran.

Saltcoats is a historic coastal town in North Ayrshire, situated on the west coast of Scotland. Historically famous as a "doon the water" holiday destination for Glasgow day-trippers, it remains a popular 2026 choice for family outings and seaside leisure.

The distance between Glasgow and Saltcoats is approximately 30 miles (48 km) by road, roughly taking 45–55 minutes. The most direct route is via the M8 and A737.







DESCRIPTION

Oscar's is a multi-functional leisure complex housed in a converted mid-to-late 20th Century building on the town's promenade. The complex is a repurposed leisure facility (formerly the Apollo Leisure Centre) featuring a functional sturdy construction typical of coastal entertainment venues.

The exterior and interior underwent a major rebrand and renovation in 2025, which included the addition of a glass protected outdoor terrace to the side of the main building, allowing for coastal views while shielding patrons from the wind.

The site is a large scale destination that houses three distinct business areas; two multi-screen cinema with a capacity of 140 in each, a large capacity restaurant/bar, and one of Ayrshire's largest soft play units - all within a single footprint.

The building is surrounded by a large car park, indicating its capacity to handle high visitor volumes during peak weekend periods.

Please note that our client is retaining part of the land to the right hand side - marked within the area blue on the main image.

THE OPPORTUNITY

The business model is built on three distinct but complementary sectors, allowing a new owner to capture diverse customer demographics simultaneously.

A major rebrand in June 2025 unified the previously separate entities (Premier Leisure Cinema, Pookie's Soft Play, and Oscar's Restaurant) under a single "Oscar's" brand. This provides a new owner with a cohesive marketing identity and a fresh logo. A "one-stop-shop" family destination that is already established in the local market and an updated infrastructure.

There is clear evidence of ongoing operational development that a new owner could further exploit takeaway services and event packages.

Strategically the business in in prime site located directly on The Esplanade benefiting from high visibility and scenic views of the Isle of Arran, which are key for the restaurant's appeal.

The site includes a large free car park which is a significant competitive advantage over town centre venues with restricted parking. It serves the "Three Towns" (Saltcoats, Ardrossan, and Stevenston) and is easily accessible from Glasgow (approximately 40 minutes by train), making it a viable day trip destination





INTERNAL DETAILS

The layout is designed around a central access point that links the cinema, restaurant, and soft play, creating a seamless "one-stop-shop" for families.

The right wing primarily houses Oscar's bar and restaurant as well as the soft play area. The left wing (rear) accommodates the multiple cinema auditoriums which are tucked away from the more high energy dining and play zones.

Bar / Restaurant

A versatile bistro and bar that is part of a larger leisure complex. It serves breakfast, lunch, and dinner, and is a popular spot for its "Dinner & Movie" deals. The interior is explicitly styled as a "movie-themed restaurant and bar". This aesthetic reflects its position as a "premier movie-themed destination" within the town. The interior is explicitly styled as a "movie-themed restaurant and bar". The restaurant is generally described as having a "great vibe" and a "beautiful atmosphere. It features a prominent, well stocked bar serving a wide selection of drinks, including cocktails. There is also a mezzanine level which is great for private dinner parties and small groups.

The Cinema

Two multi-screen cinemas, both with a capacity of 140 each,located directly on the seafront offering affordable ticket prices and comfortable seating for latest releases. The facility was recently renovated and is described by visitors as looking "pristine" with a clean contemporary finish. Fit-out includes high-quality digital projection and sound systems, which reviewers note provide "good sound and video quality" for a local independent venue. Audiences frequently highlight the really comfy seats and "reasonable leg room," often comparing the comfort levels favourably to larger national multiplexes.

















SOFT PLAY

The soft play is designed as a multi-level adventure zone integrated into the larger movie-themed leisure complex. Following a 2025 rebrand, the facility is one of the largest soft play units in Ayrshire and features a multi-tiered layout tailored to different developmental stages. Main Play Structure is a large multi-level frame and the toddler zone is a designated area restricted to children under 3, ensuring a safer environment for younger toddlers to play away from more active older children.

Integrated Parent & Dining Facilities

There is an onsite cafe situated within the soft play zone serving refreshments and meals. Seating is arranged to allow parents to keep a close eye on children while enjoying a coffee or snack.

Integrated Lobby

The cinema lobby is directly connected to Oscar's bar and restaurant, allowing for a seamless transition between dining and viewing. The popcorn and refreshments area is located here also.

To view a virtual tour please click on the website link to view - scrolling to the bottom of the page **Oscars Saltcoats**

TRADING HOURS

Restaurant

Serves breakfast, lunch, and dinner daily, with extended hours on weekends.

Monday to Thursday: 9:00am - 10:00pm

Friday & Saturday: 9:00am - 11.00pm

Sunday: 9:00pm - 10.00pm

Cinema

Daily standard showtimes are - 12:45pm, 3:45pm and 6:45pm.

Soft Play

Daily opening hours are - 9:30am - 6:00pm

FIXTURES & FITTINGS

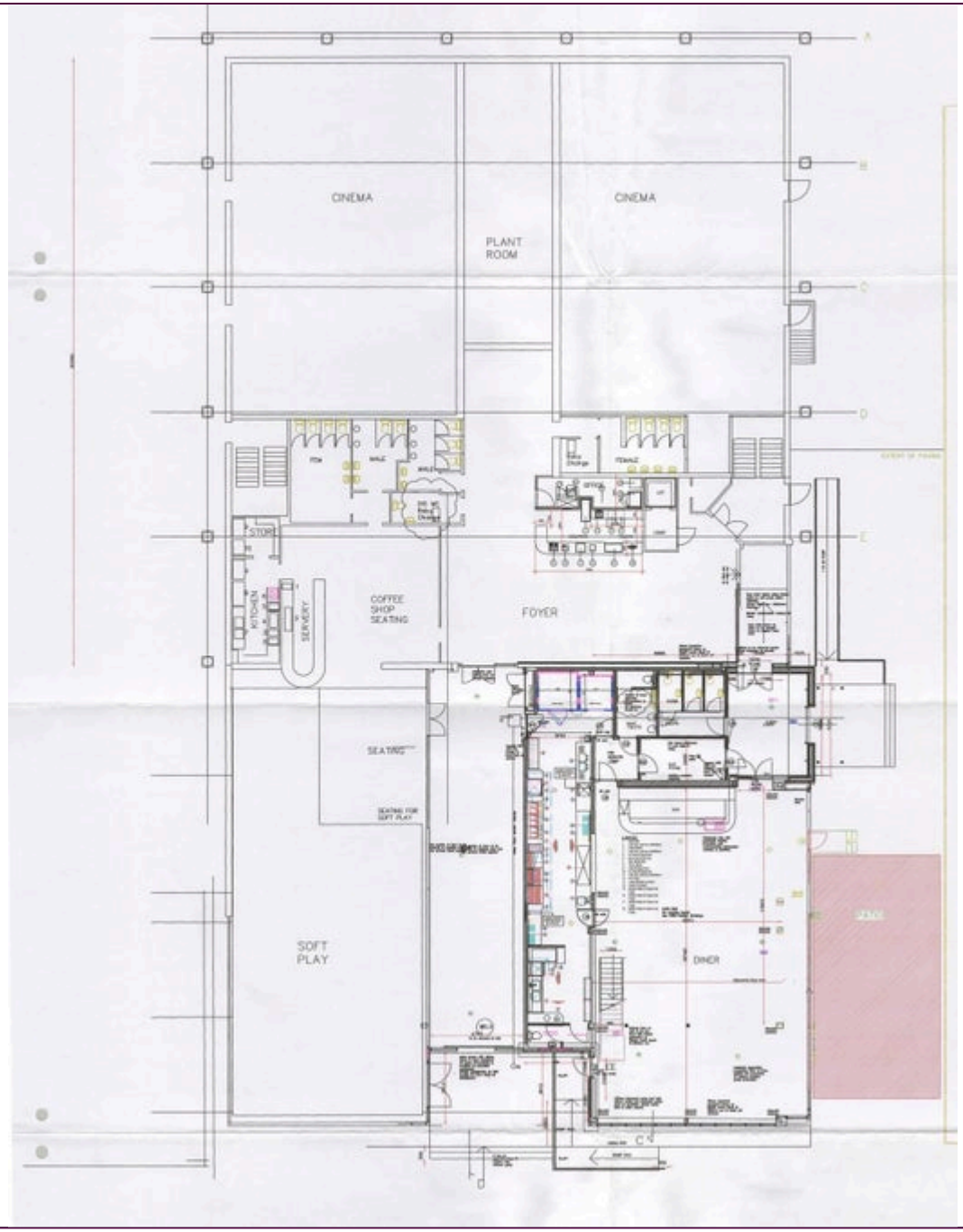
A full trade inventory will be provided to interested parties as part of any due diligence process.

STAFF

A full staff schedule will be provided to genuinely interested parties after a formal viewing.







EXTERNAL DETAILS

There is licensed outdoor terrace area with glass protection which added to provide diners with views of Saltcoats Harbour while offering protection from the elements.

Ample parking is available, including free spaces at the carpark near the front and at the cinema complex.

The promenade is wheelchair accessible, featuring flat surfaces and designated parking spots.

TRADING INFORMATION

Trading information will be made available after formally viewing.

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £46,900.

The Rateable Value as of 1 April 2026 will be £40,600.

Confirmation of actual rates payable can be obtained from the local Authority.

OSCARS

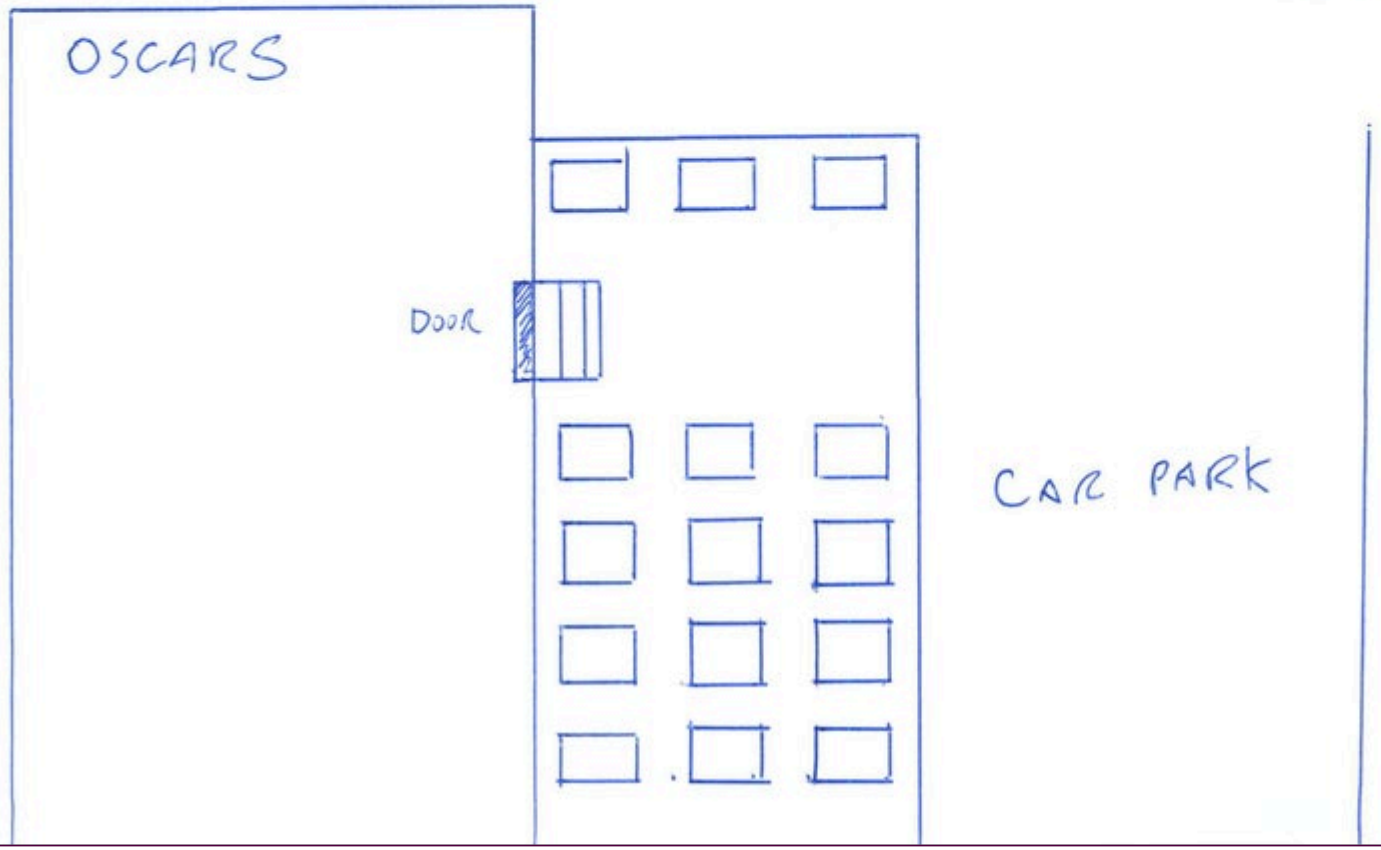
VT2 15

This is the document approved by the Board reflecting the variation granted for Premises Licence No. 0258.
This is in addition to Plan Approved on 21/8/13

Date Variation Granted: 14 April 2023

Signed: L Cullen
pp Solicitor (Licensing)

Till
OUTSIDE OPEN - 9PM
FOOD & DRINK MAIN FOCUS
SAME CAPACITY AS BEFORE





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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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