

THE PORTHEAD TAVERN

2 High Street, Irvine, KA12 0AY

FREEHOLD: £720,000 | REF: 6854113

CHRISTIE & CO

Regulated by RICS

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KEY HIGHLIGHTS

- Bar & Restaurant
- Located in Town Centre
- Commercial Kitchen
- Separate Bar / Function Space on First Floor
- Private Parking
- Energy Rating D

DESCRIPTION

An excellent opportunity to acquire a busy bar and restaurant business located in Irvine town centre. Our clients have owned the property since 2015 and are now selling due to retirement.

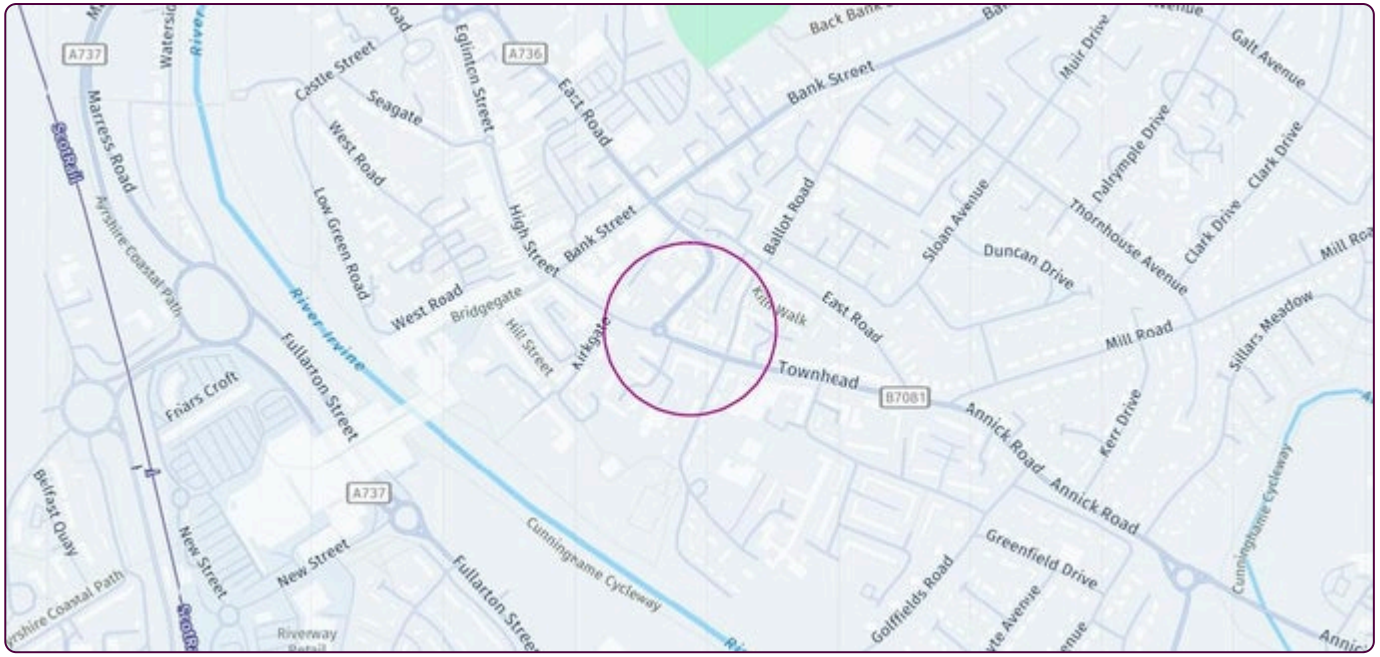
The Porthead Tavern is extremely popular with locals and there is no doubt that an ingoing purchaser can add to what is an already successful business.

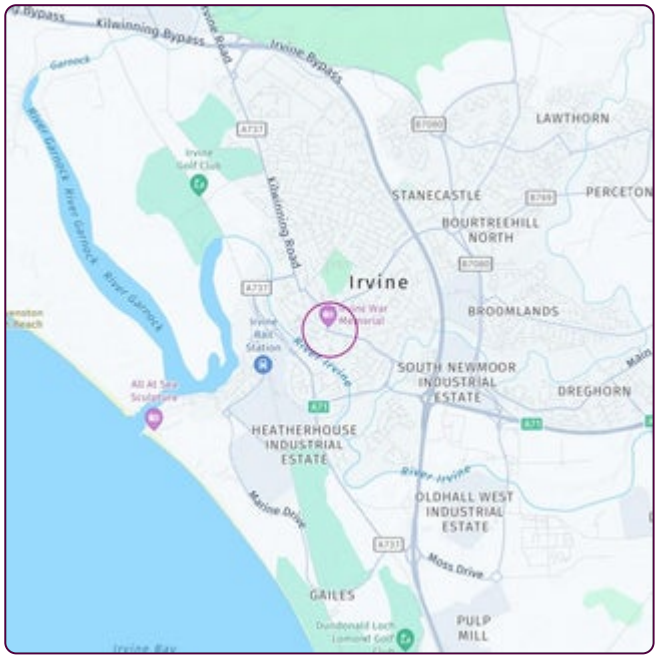
LOCATION

Situated in the historic harbour area of Irvine, North Ayrshire, The Porthead Tavern enjoys a prominent and characterful setting close to the coast. The location benefits from strong local footfall and steady passing trade, while also attracting visitors drawn to Irvine Harbour, the beach, and nearby leisure and cultural attractions.

Easily accessible from the town centre and surrounding residential areas, the tavern is well placed to serve a loyal community audience alongside tourists and day-trippers, making it a highly appealing destination for both food and drink throughout the year.

Irvine train station offers a direct service to Glasgow City Centre with the journey time taking around 35 to 40 minutes. The service runs frequently throughout the day.





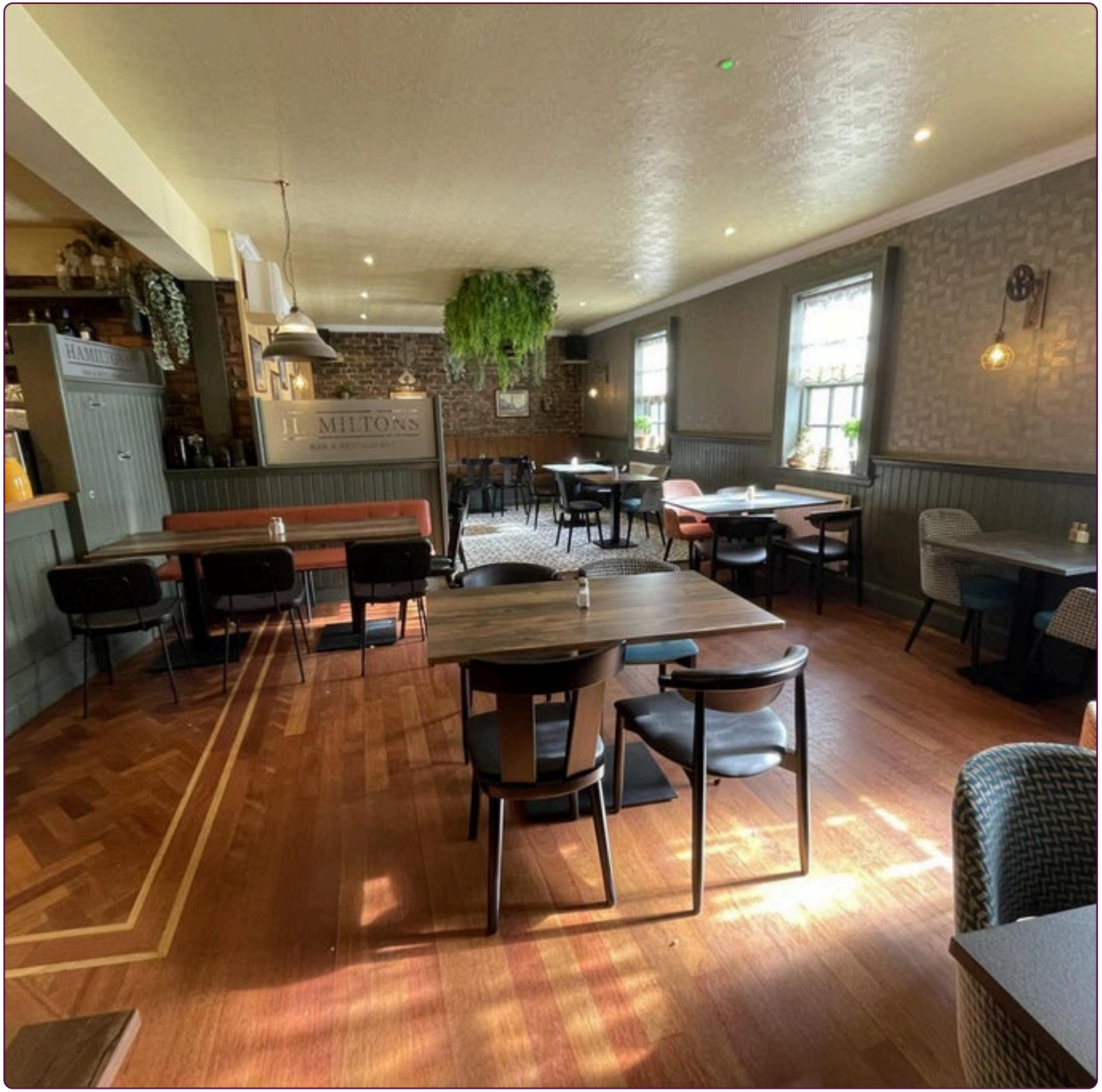


THE OPPORTUNITY

The Porthead Tavern is a well known family business which has been catering for customers in the area since our clients purchased the business back in 2015. After purchasing the property, our clients carried out a full and extensive refurbishment which has created a comfortable and relaxing environment with a modern appeal. The business includes a separate bar and restaurant with a function area situated on the first floor. The function space is used primarily as an overflow for the restaurant but can also cater for birthdays, baby showers and even small weddings.

There is a private car park to the rear which is used rarely. The ingoing purchaser could consider converting this area to a beer garden which would increase the trading space considerably which will in turn generate higher revenue.

Our clients have also accumulated a strong following on social media which could be utilised further to generate more income. The business reviews across Google and TripAdvisor are also very good.





INTERNAL DETAILS

Upon entering the property, the main entrance provides separate access to the function room which is situated on the first floor, the restaurant is to the rear and the bar is to the right.

The public bar is arranged around a central multi-sided wooden bar which dominates the room. The interior is classic and informal with a warm and slightly rustic character. This area can accommodate for around 50 via loose tables and upholstered chairs. The ceiling features exposed dark timber beams with the large multi pane windows to the front allowing for natural lighting.

Customer toilets are located within the corridor which leads to the restaurant area. As you enter the restaurant, the bar is directly opposite and adjacent to the fully fitted commercial kitchen. This area has been tastefully decorated for casual dining and can accommodate for around 60.

The function space is situated on the first floor can accommodate for a further 50. During peak times, this area can be used as an overflow for the restaurant.

Additional customer toilets are located to the rear.


BAR & RESTAURANT

TRADING HOURS

Monday - Closed
Tuesday to Thursday - 11.00am - 11.00pm
Friday & Saturday - 11.00am - 12.00am
Sunday - 11.00am - 11.00pm

FIXTURES & FITTINGS

All fixtures and fittings are included (excluding any personal items). A full inventory will be provided to interested parties after a deal has been agreed.

STAFF

All staff will transfer under TUPE after the sale has completed. A full staff schedule will be provided when appropriate.

TRADING INFORMATION

Trading accounts will be provided after a formal viewing. Interested parties may be required to sign an Non-Disclosure Agreement (NDA).





EXTERNAL DETAILS

The Porthead Tavern is a traditional white-painted stone property occupying a prominent corner position on a cobbled street.

The property has two storeys at the front and steps down to a single storey extension.

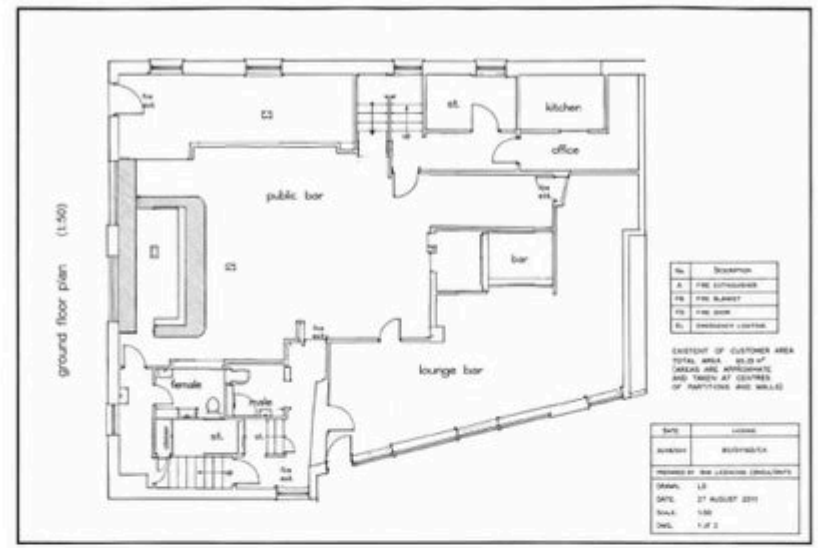
There is a large private parking area to the rear to accommodate around five cars. On-street parking is available on a first come first served basis.

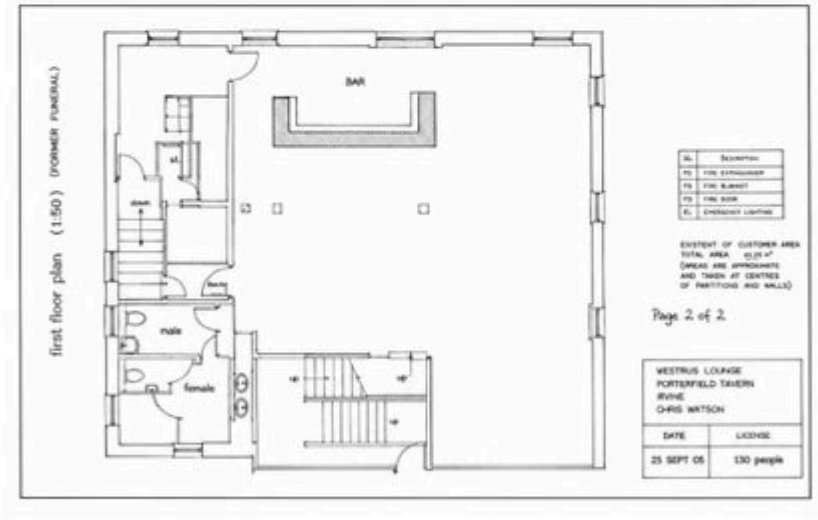
REGULATORY

Premises License

BUSINESS RATES

The Rateable Value as at 1 April 2026 is £34,600. Confirmation of actual rates payable can be obtained from the local Authority.


ground floor plan (1:50)
kitchen
office
public bar
bar
lounge bar
female
male


first floor plan (1:50) (FORMER FUNERAL)
BAR
male
female
Page 2 of 2
WESTRUS LOUNGE
PORTERFIELD TAVERN
IRVINE
CHRIS WATSON
DATE
LICENSE
25 SEPT 05
130 people

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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