



Harleys & Printhouse

Ayr, KA7 1PX

Freehold Offers in Excess Of £950,000 | Ref: 6854062

KEY HIGHLIGHTS



Late night bar and music venue



Large open plan bar/restaurant



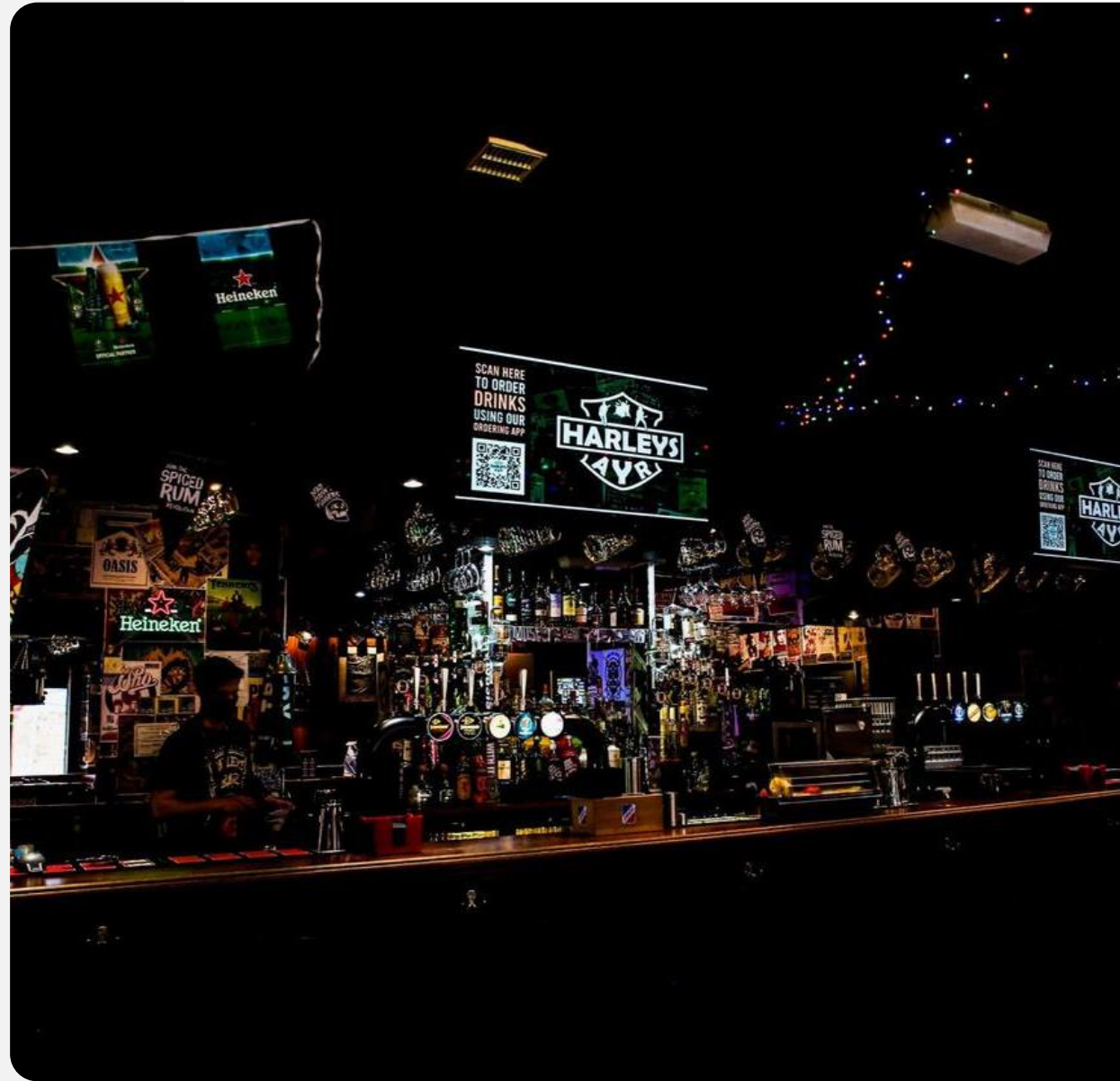
Fitted out nightclub/events space



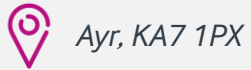
Newly renovated walled beer garden



Excellent turnover with EBITDA of 35%

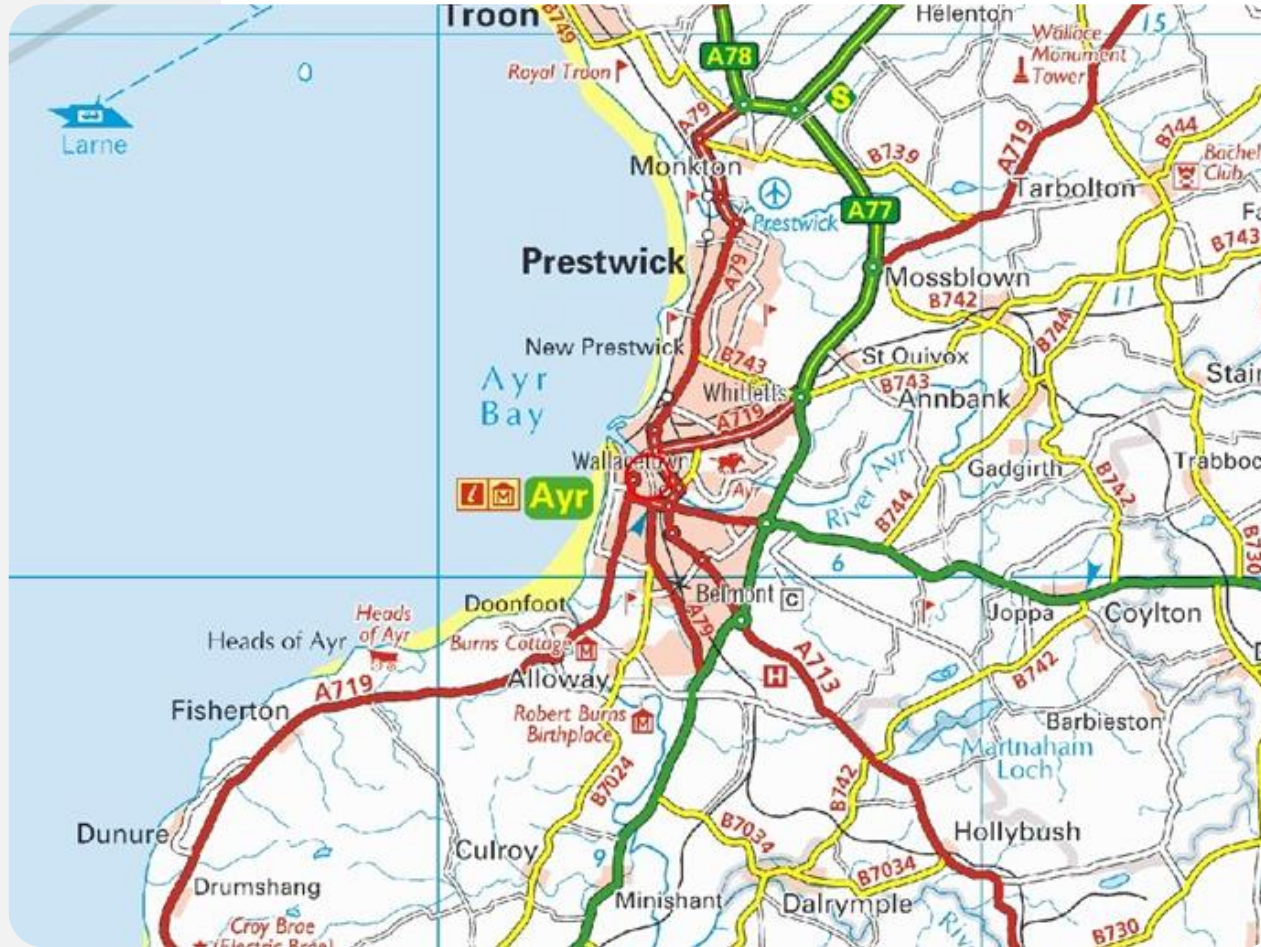


LOCATION



Harleys & Printhouse is located in the centre of Ayr, the entrance being just off the High Street.

Ayr is a town located on the southwest coast of Scotland, in the council area of South Ayrshire. It is the largest town in Ayrshire, and has a population of around 46,000 people. Ayr is known for its beautiful sandy beach, which stretches for about 7 miles, and for its rich history. The town was founded in the 13th Century as a market town and has a number of historic buildings and landmarks, including the Robert Burns Birthplace Museum, which is dedicated to the life and work of the famous Scottish poet Robert Burns. Other notable attractions in Ayr include the Ayr Racecourse, which hosts horse racing events throughout the year, and the Ayrshire History Museum, which tells the story of the region's history and culture.

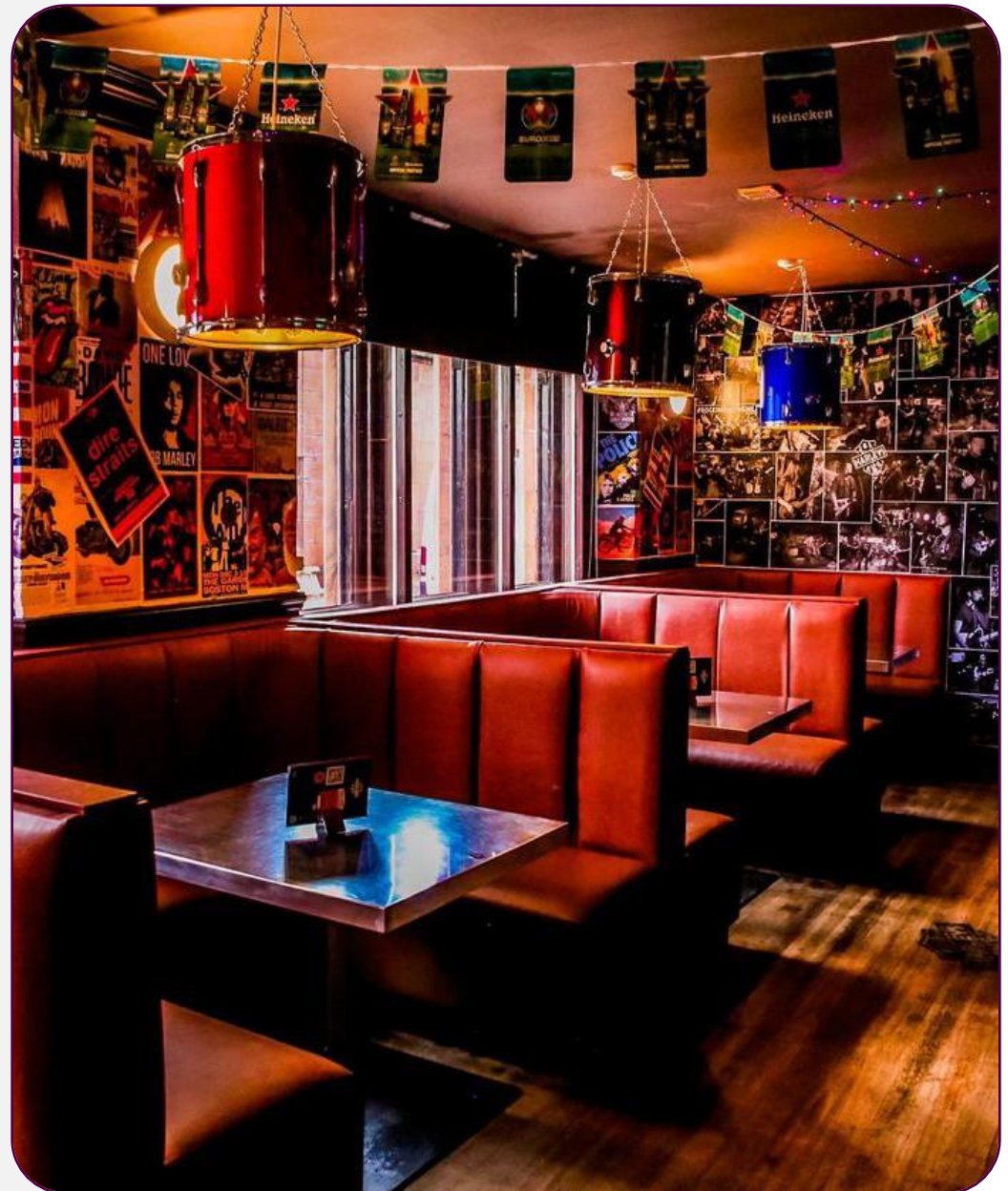


DESCRIPTION

Harleys & Printhouse occupy the ground and first floor levels.

Harleys is located on the ground floor whilst Printhouse is located on the first floor via a separate entrance.

Both premises are contained within a substantial stone built terraced property and a pitched and slate roof.



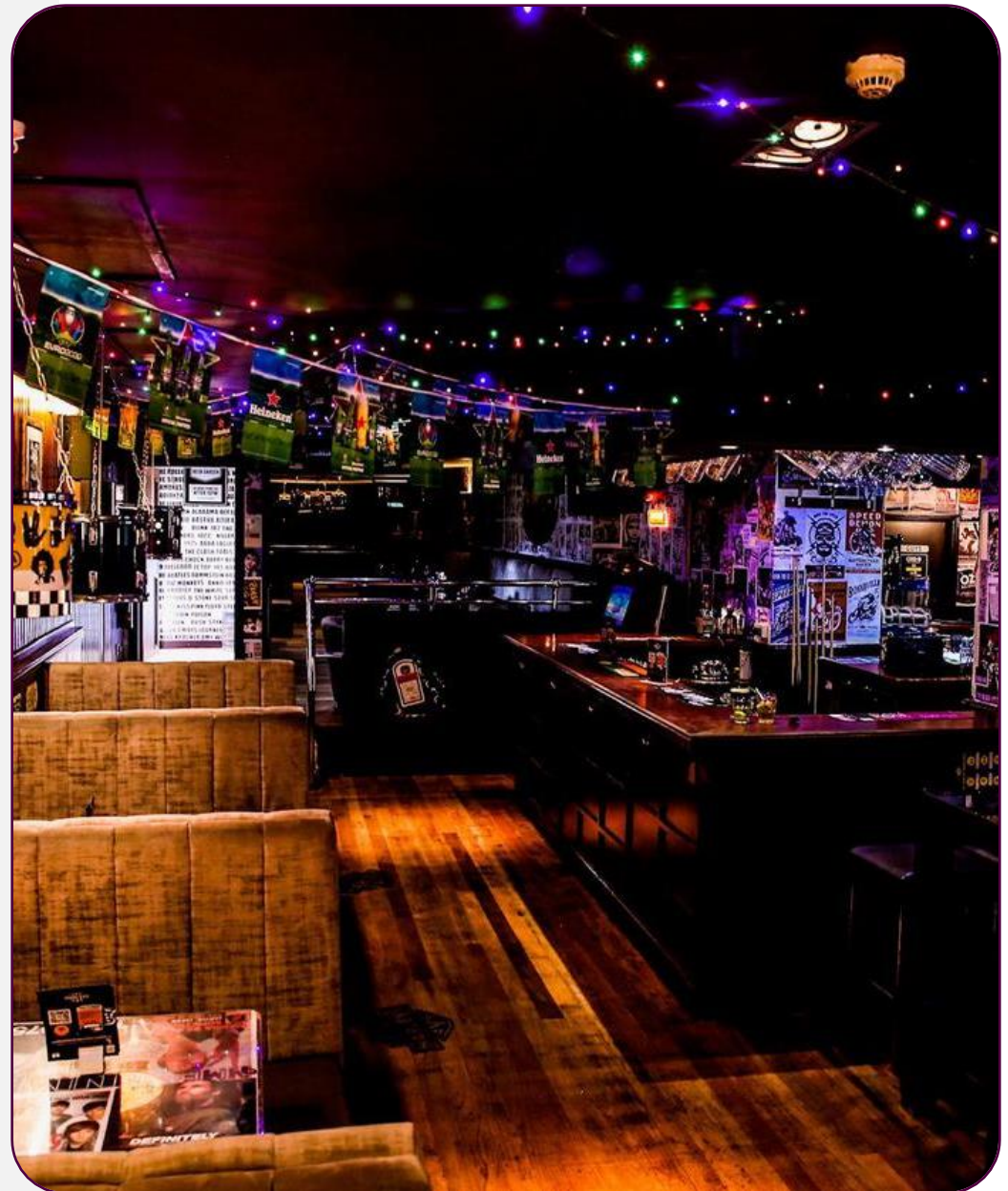
THE OPPORTUNITY

Harleys in Ayr is a well-known rock bar, eatery, and music venue that has been a staple in Ayrshire since the 1980's. Located at 154 High Street, Ayr, it offers a lively atmosphere with live music, comfort food, cocktails, and a newly renovated beer garden.

The venue is popular among locals and music lovers, providing a great selection of beer, wine and spirits. Harleys is open every day of the week, with extended hours on weekends. Whether you are looking for a quick pint or a night out with friends, Harleys promises a warm welcome and rocking good time.

Initially launched as a bar named 'Bogarts', it underwent significant changes in the mid-80's when Tom Jones took over and rebranded it as 'Jonesy's' and 'Powerhouse'. This transformation marked the beginning of its association with the rock music scene, which has continued to define its identity.

Over the years, Harleys has evolved to become Ayrshire's number one rock bar, welcoming a diverse crowd and hosting numerous live music events. The venue has played a crucial role in shaping the local music scene and remains a popular spot for music enthusiasts.

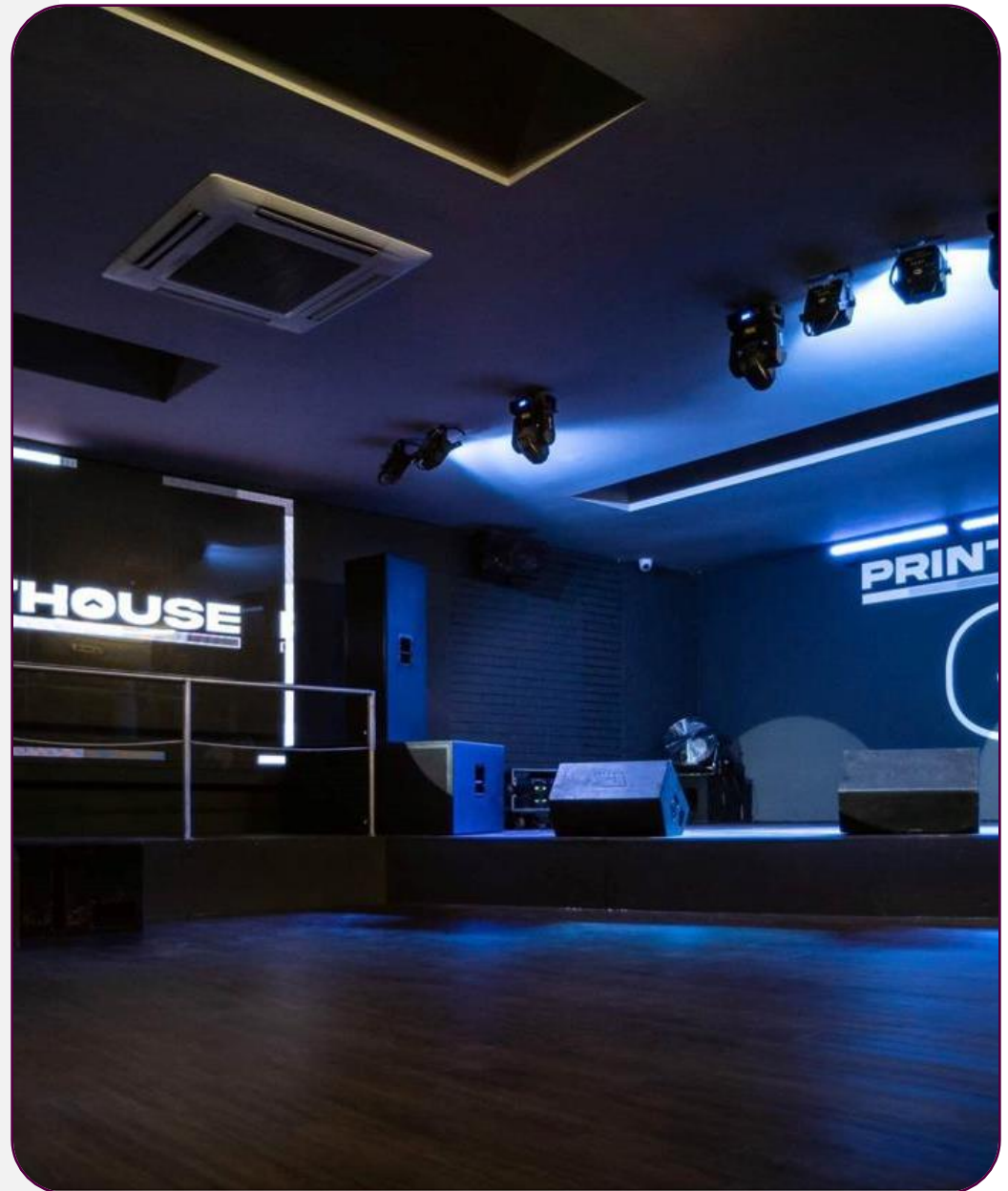


THE OPPORTUNITY

Printhouse is one of Ayrshire's most distinctive music and events space. Located in Nile Court, Ayr, it has been a central part of Ayr's nightlife for decades. The venue is known for hosting a variety of events, including live music performance, club nights and private functions.

Printhouse offers a vibrant atmosphere with a spacious layout, making it a popular spot for both locals and visitors. The venue is equipped with modern sound and lighting systems, ensuring a great experience for all attendees.

Printhouse has a fascinating history, originally it started as a printing manufacturer, producing the first ever Ayrshire Post. Over time, as the printing presses were relocated, the building transitioned into a vibrant music, arts and events space.





GROUND FLOOR

The internal fit-out at Harleys is designed to create a vibrant and welcoming atmosphere. The venue features a unique Americana-themed décor, with elements that reflect its rock bar identity.

The stage is a focal point, perfect for live music performances. It's designed to bring performers close to the audience, enhancing the overall experience. The interior is adorned with rock memorabilia, posters, and themed

decorations that give it a distinctive character.

There are various seating options, from bar stools to more comfortable lounge areas, catering to different preferences.

The bar area is well stocked with a wide range of beers, wines, spirits and cocktails.



OTHER FLOORS

Printhouse is known for its distinctive and vibrant interior, designed to enhance its role as a premier music and events space. The venue features a modern, industrial aesthetic with exposed brick walls, high ceilings, and stylish lighting that creates an inviting atmosphere. The layout is versatile, accommodating various events from live music performances to private parties.

The main event space is equipped with a state-of-the-art sound system and stage, ensuring high-quality audio for performances. There are also comfortable seating areas and a well-stocked bar, making it a great spot for socializing and enjoying events.

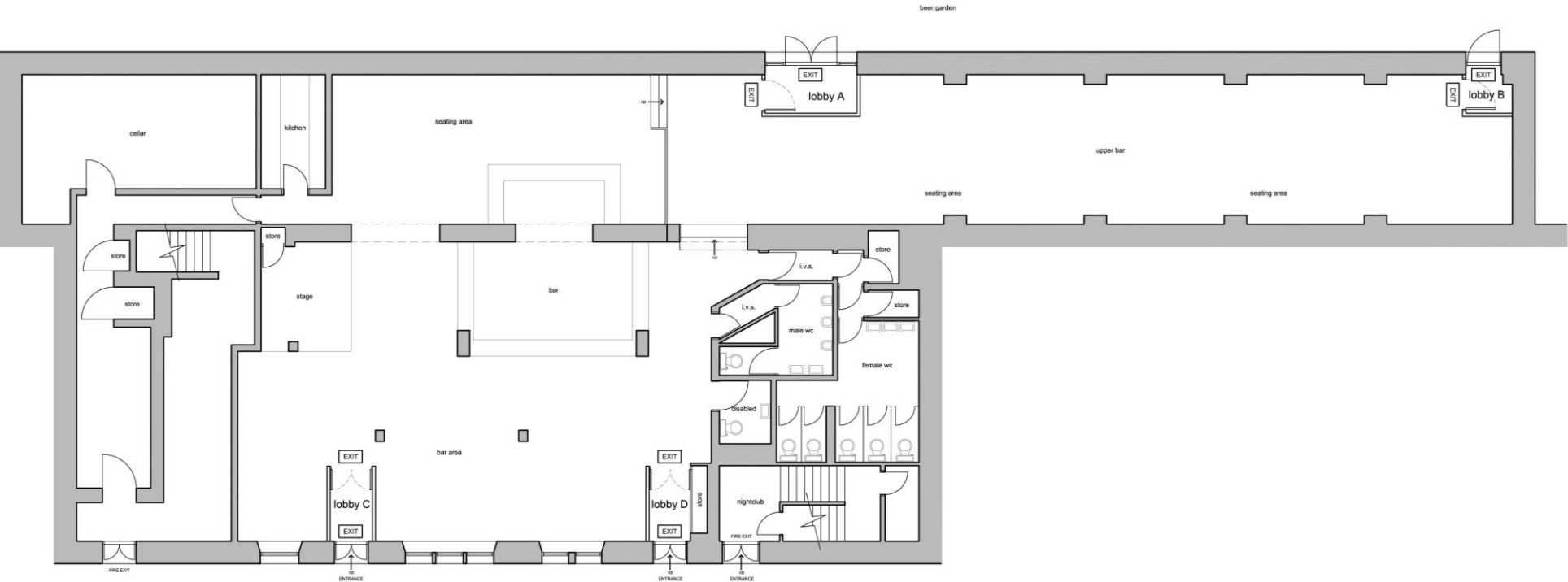


EXTERNAL DETAILS

The beer garden at Harleys in Ayr is a fantastic spot to relax and enjoy a drink. It has recently been renovated, offering a comfortable and inviting atmosphere. The space is well decorated with plenty of seating options, including both tables and more casual lounge areas. There are also heaters and covered sections to ensure it's a pleasant place to be, even if the weather isn't perfect.

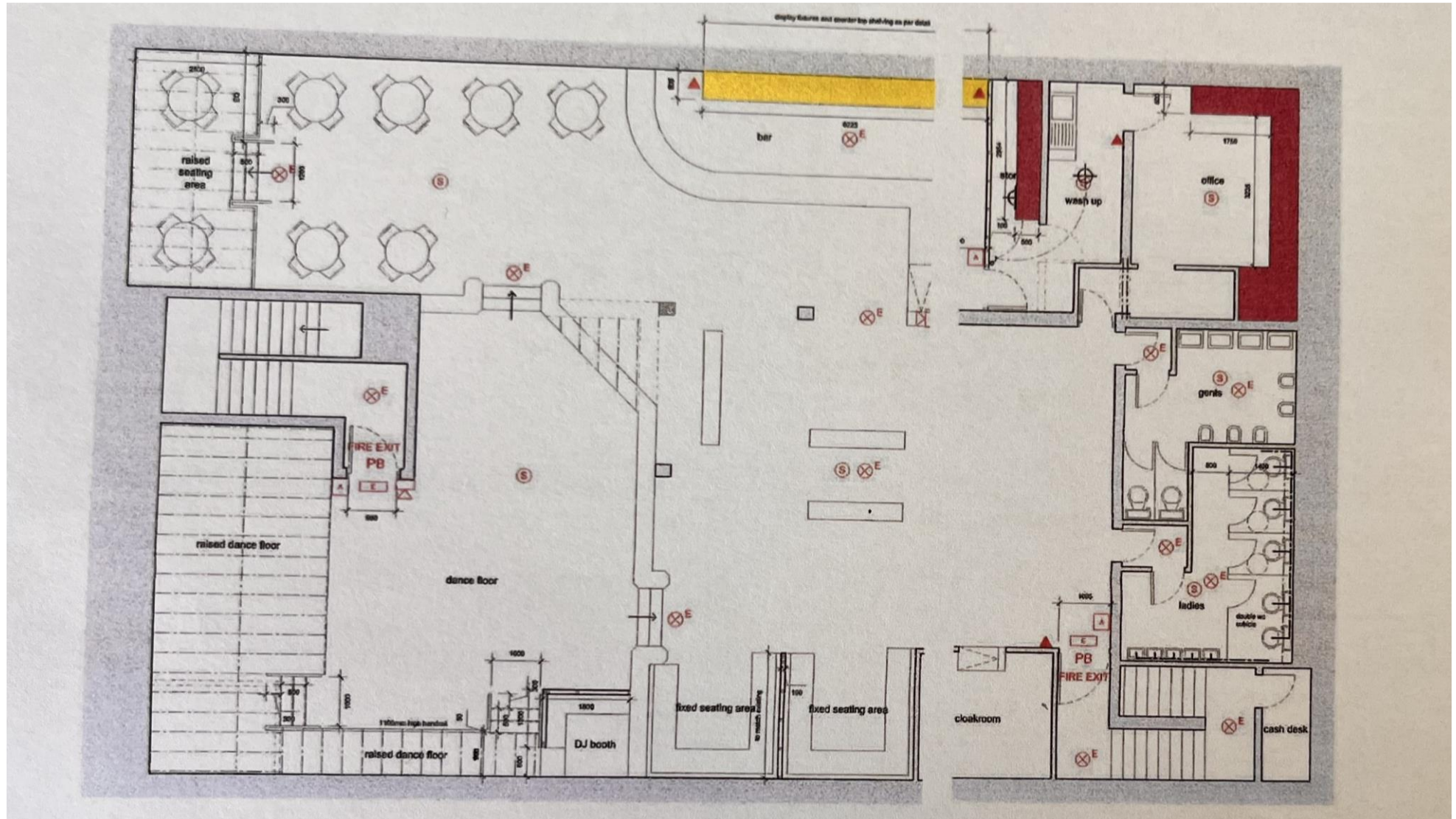
The garden is adorned with greenery and fairy lights, creating a cozy and vibrant ambiance, especially in the evenings. It's a great place to enjoy live music or just unwind with friends over a pint or cocktail.

FLOOR PLAN - HARLEYS

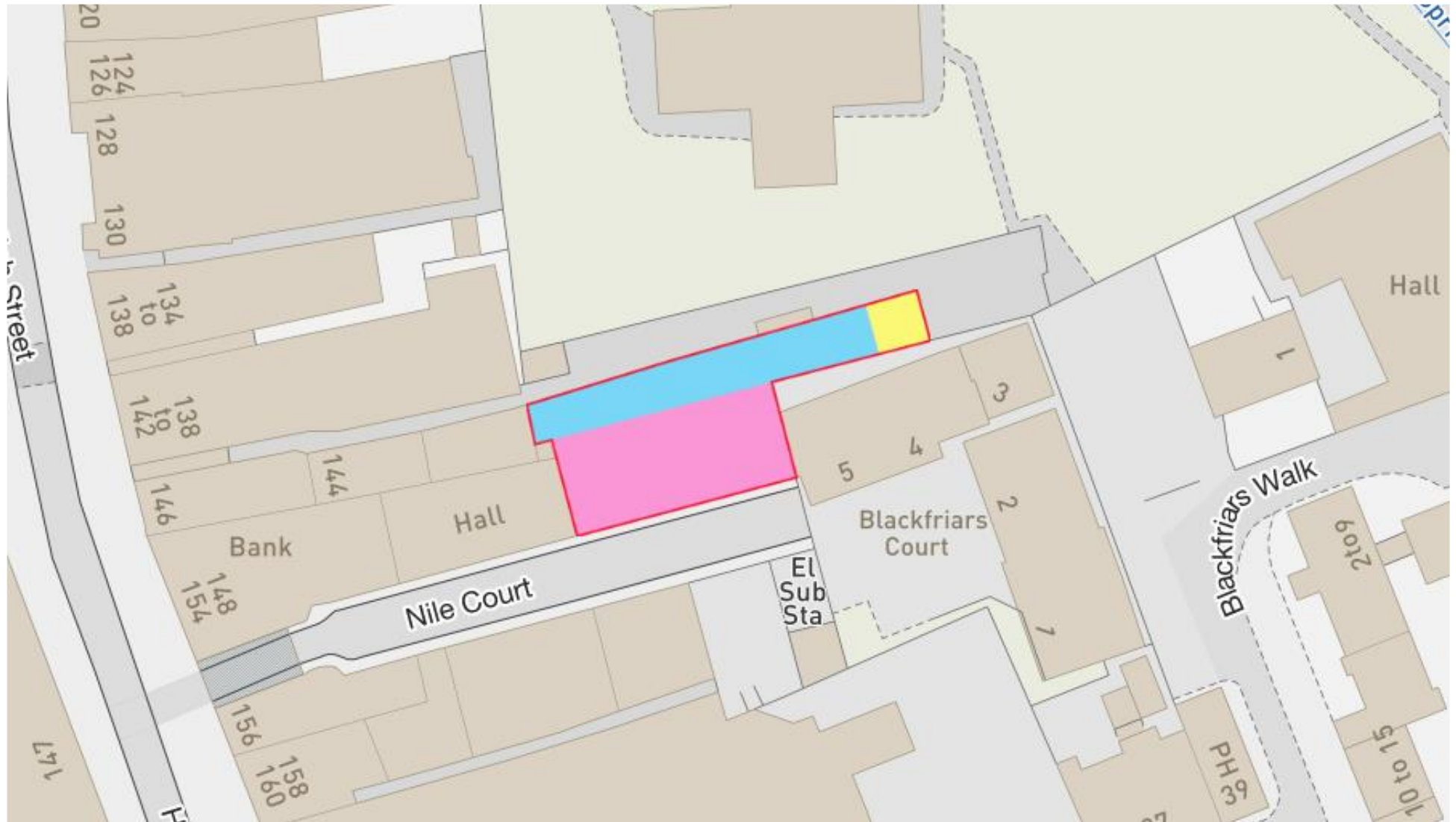


GROUND FLOOR PLAN AS EXISTING

FLOOR PLAN – PRINTHOUSE



SITE PLAN



OTHER INFORMATION

FIXTURES & FITTINGS

A full trade inventory will be prepared and made available to genuinely interested parties following a formal viewing.

STAFF

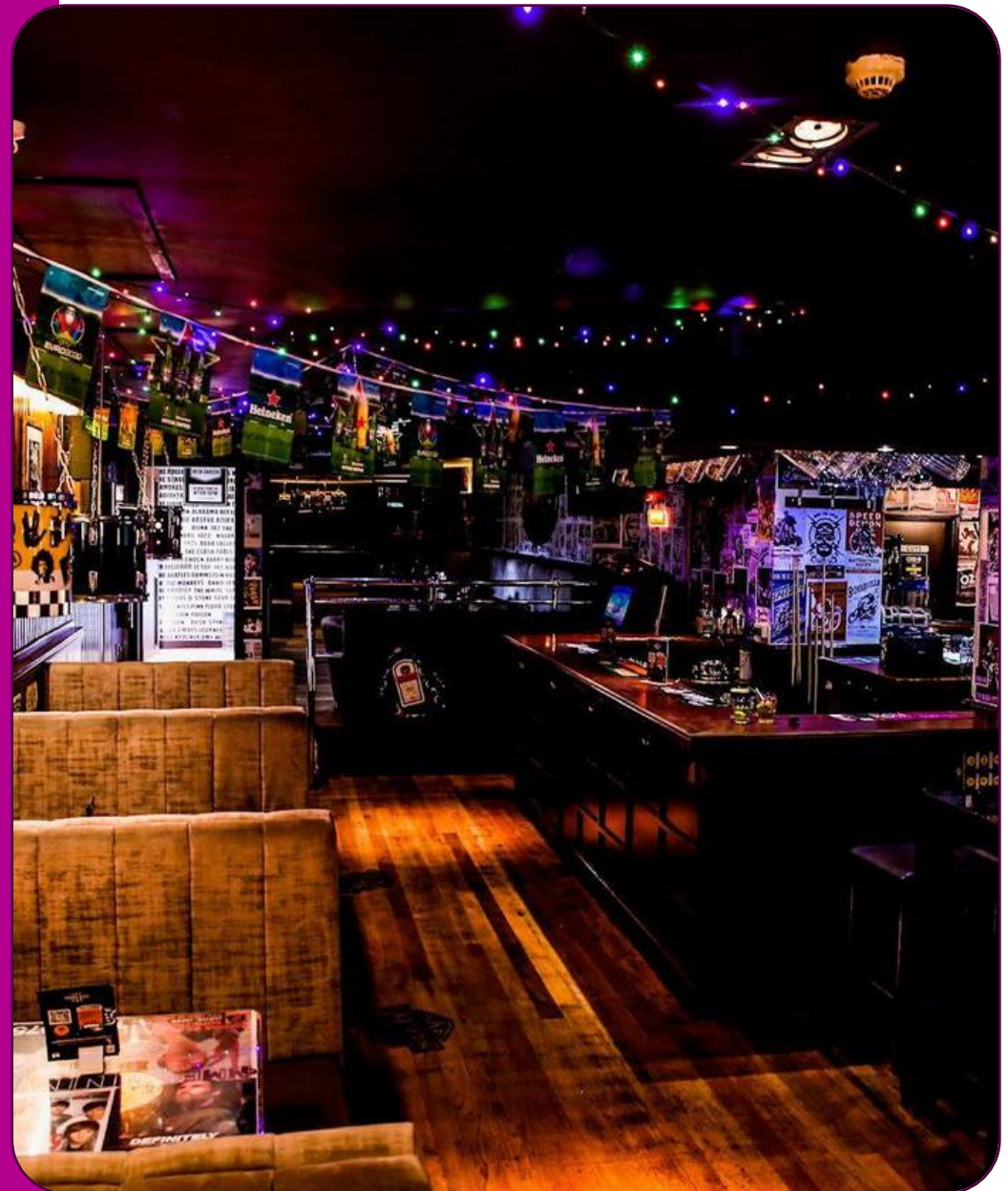
A detailed staff schedule will be provided to interested parties after formally viewing.

TRADING HOURS

Harleys trades 7 days per week, evenings only, with the exception of Saturday's when it opens in the afternoon. The venue currently operates with wet sales only, although there is a kitchen which could be reopened.

Printhouse only opens on Thursday night for student night. The rest of the nights are available for private hire, functions, or promoters to hire and run their own events.

The entire venue is licensed until 2.30am with an extra hour throughout December.



OTHER INFORMATION

TRADING INFORMATION

Full certified accounts will be made available to genuinely interested parties after formally viewing.

REGULATORY

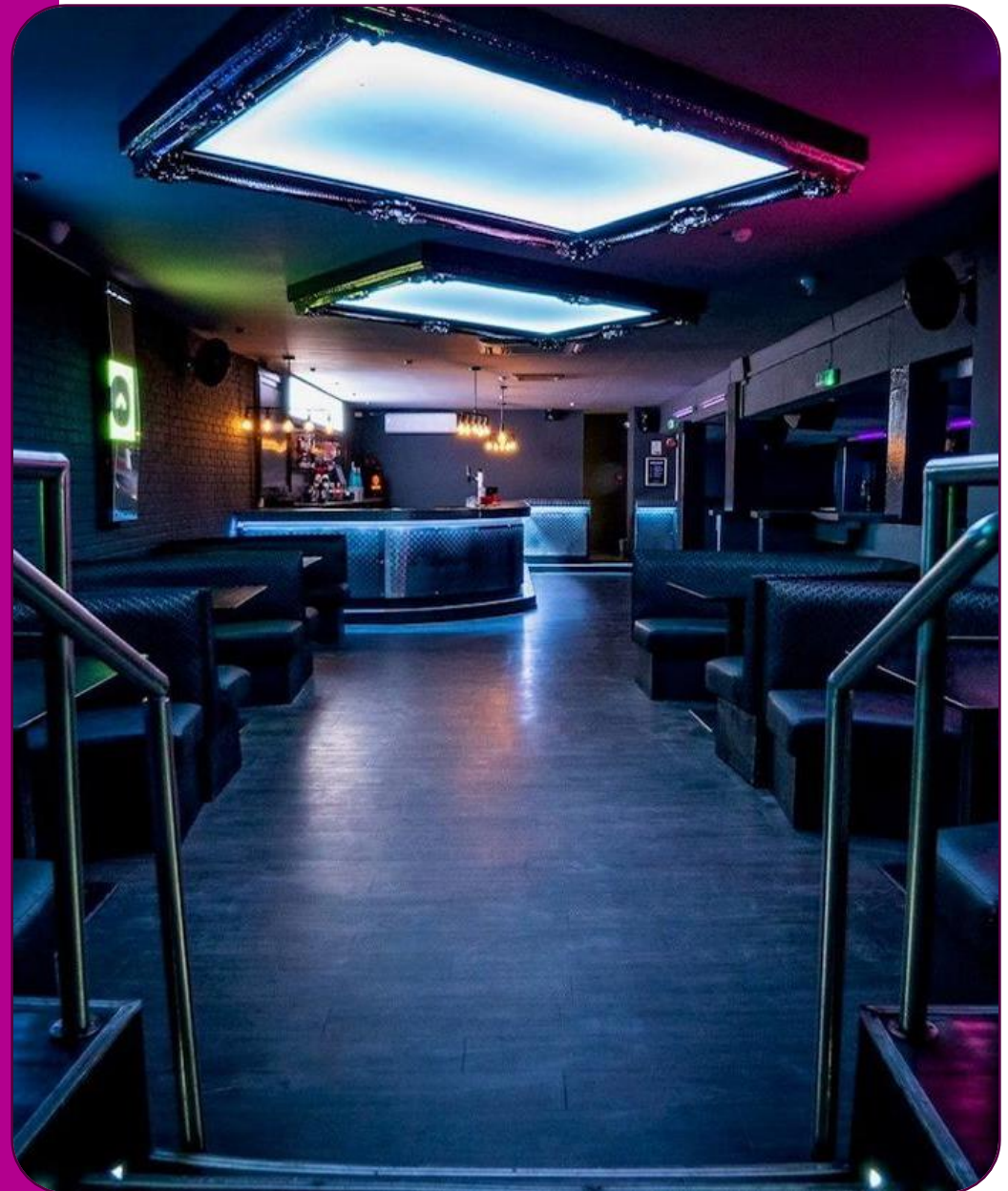
Premises License

TENURE

Freehold

BUSINESS RATES

Rateable Value with effect from 1 April 2023 - £40,500.
Confirmation of actual business rates payable should be obtained from the Local Authority.



CONTACTS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact



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