



OLD SALT, LARGS

LARGS, KA30 8AJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,425

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Old Salt, formerly Macaulay's 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.

As part of our recent investment, we have carried out a full internal & external refurbishment of The Old Salt, including new decoration, signage, and enhanced lighting, all designed to elevate the pub's curb appeal and ensure it stands out within this vibrant coastal community.

Pub Layout

The newly refurbished Old Salt presents itself as a thoughtfully designed single-room venue, where practicality and atmosphere work seamlessly together. The space is wet-led, with an efficient layout that maximises visibility and ease of movement, creating an environment that feels both open and sociable from the moment you step inside. At the heart of the pub, a central bar naturally draws attention and serves as the focal point of the room. Its design carefully balances contemporary and traditional elements: a tiled back bar and freestanding shelving introduce a modern, urban edge, while the classic wooden bar top and surrounding high stools retain the unmistakable charm of a traditional "old man's boozier." This fusion of styles gives the venue a distinctive character that feels both current and comfortably familiar. The bar offering focuses on value-driven products, reinforcing the pub's positioning as an accessible, community-oriented local. High-level windows allow natural light to flood the space, enhancing the sense of openness and contributing to a bright, welcoming atmosphere throughout the day. Seating has been carefully arranged to accommodate a range of occasions. Fixed bench seating paired with low-level tables creates relaxed areas for smaller groups, while loose chairs and well-positioned poser tables provide flexibility, making the space equally suited to casual drinks or larger social gatherings. Underfoot, durable tiling around the bar transitions into wooden flooring across the rest of the venue, balancing practicality with warmth and comfort. The décor further enhances the inviting feel, combining wooden panelling with feature wallpaper to add texture and depth to the newly finished walls. Artwork celebrating Largs and the surrounding area adds a strong sense of place, helping to root the venue within its local community. Entertainment plays a key role in the offer, with multiple wall-mounted televisions showing live sport throughout the day. A darts board adds an interactive element, encouraging social

and team-based play. To the left of the bar, the toilet facilities have been refurbished to a high standard, complementing the quality of the main interior. A separate rear entrance provides discreet access to private accommodation, maintaining a clear distinction between public and residential areas.

Overall, the Old Salt successfully combines functionality, comfort, and character, delivering a versatile and welcoming pub environment suited to both everyday regulars and lively social occasions.

TRADING STYLE

The Old Salt, formerly Macaulay's, offers a strong opportunity for a licensee looking to shape and grow a community-focused, wet-led pub. Recently refurbished, the pub gives the incoming licensee(s) a fresh starting point and the freedom to build the business. Historically, the pub traded as a lively pub, hosting regular quizzes, karaoke nights and live televised horse racing and sports and highlights a clear appetite in the area for an engaging, social, event driven pub. This pub creates a blueprint for what could work well in the future, while still leaving ample flexibility for the licensee(s) to modernise and reshape the offer. There is significant scope to reintroduce and enhance a strong entertainment schedule, rebuild sports driven footfall and introduce a drinks range that suits local demand, including beers, premium lagers and popular spirits.

ACCOMMODATION

Private Accommodation

The private accommodation is accessed via a separate entrance at the rear of the pub and comprises two bedrooms, a living room, a kitchen, and a shower room. As part of the recent refurbishment, the accommodation has been fully refurbished, providing modern, comfortable living space for the licensee(s).



Live Music

FINANCIAL

Annual Rent: £33,700 –To help you get off to a strong start, an introductory rent significantly below the headline rent of £3,700 will be offered to allow the new licensee(s) to establish and build the business during the early trading period. Fixtures & fittings are included in the rent

Stepped rent structure (introductory period):

- **Weeks 1–4:** £324 per week plus VAT
- **Weeks 4 onwards:** £648 per week plus VAT

Introductory Marketing Support Offer: Get up to £500 to kickstart your pub.

Security Deposit: £8,425

Working Capital: £3,000

Stock: £3,000

Tie: Free of Tie on wine spirits and minerals.

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

BDM VISION

Admiral Taverns is seeking a passionate, community-focused licensee to take on this exciting opportunity following a significant investment. Old Salt, formerly Macaulay’s is a genuine community pub with strong local support and exceptional potential for further growth. Warm, welcoming, and full of character, it serves as a true social hub for the area. We’re looking for a hands-on licensee with the energy and enthusiasm to build lasting local connections and drive the business forward. With excellent scope to develop both local and seasonal trade, particularly during the busy March to October period, the right licensee(s) will pair great hospitality with effective marketing, especially across social media, to raise the pub’s profile and attract new customers. There is also the opportunity to introduce a simple, value-led back-bar food offer to complement the existing drinks range and enhance the overall customer experience. For a well-funded and motivated individual with a clear vision and strong community spirit, this represents an outstanding chance to put their stamp on a thriving, well-invested pub.



Live Music