

# SKOOSH

## NIGHTCLUB

23 MUIR STREET, MOTHERWELL, ML1 1BH

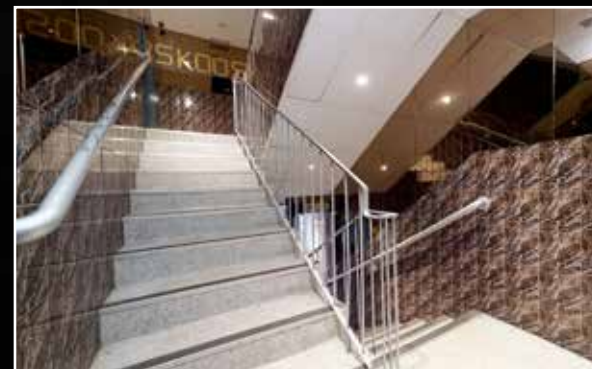


# Skoosh Nightclub

In the ever faster-paced modern world we live in, and the ever more demanding lives young people lead, with house prices far too high for 'Generation-Rent' to even be affordable, the majority of young people today just want to relax with friends, and have some fun at the weekend.

It's no secret that they want a friendly, affordable local venue, where the atmosphere is upbeat, the music is legendary, drinks are affordable, and the dance moves are...well, let's just say we need to talk!

Skoosh Nightclub is located at 23 Muir Street in Motherwell. The club has traded very successfully now for some twelve years, and the reputation it enjoys is well established within the town as a thoroughly well-run entertainment venue.





# Skoosh Nightclub

The business was started from scratch and steadily built up by two highly experienced owner-managers who are very hands-on and have dedicated their hard work and efforts to create a vibrant business with excellent profitability, zero debt, great cash revenues and tremendous growth potential for the future. For any new owner, Skoosh offers a solid ROI that if managed properly and conscientiously has the potential to increase through time.

The business currently trades two nights of the week, 11pm - 3am, on a Friday and Saturday, including Bank Holidays, subject to the necessary licensing consent, the trading could possibly be extended to include Thursdays (for themed nights) and Sundays. This could effectively increase the turnover significantly if carefully promoted and managed.





Skoosh Nightclub, we've  
made a business out of  
having good fun!

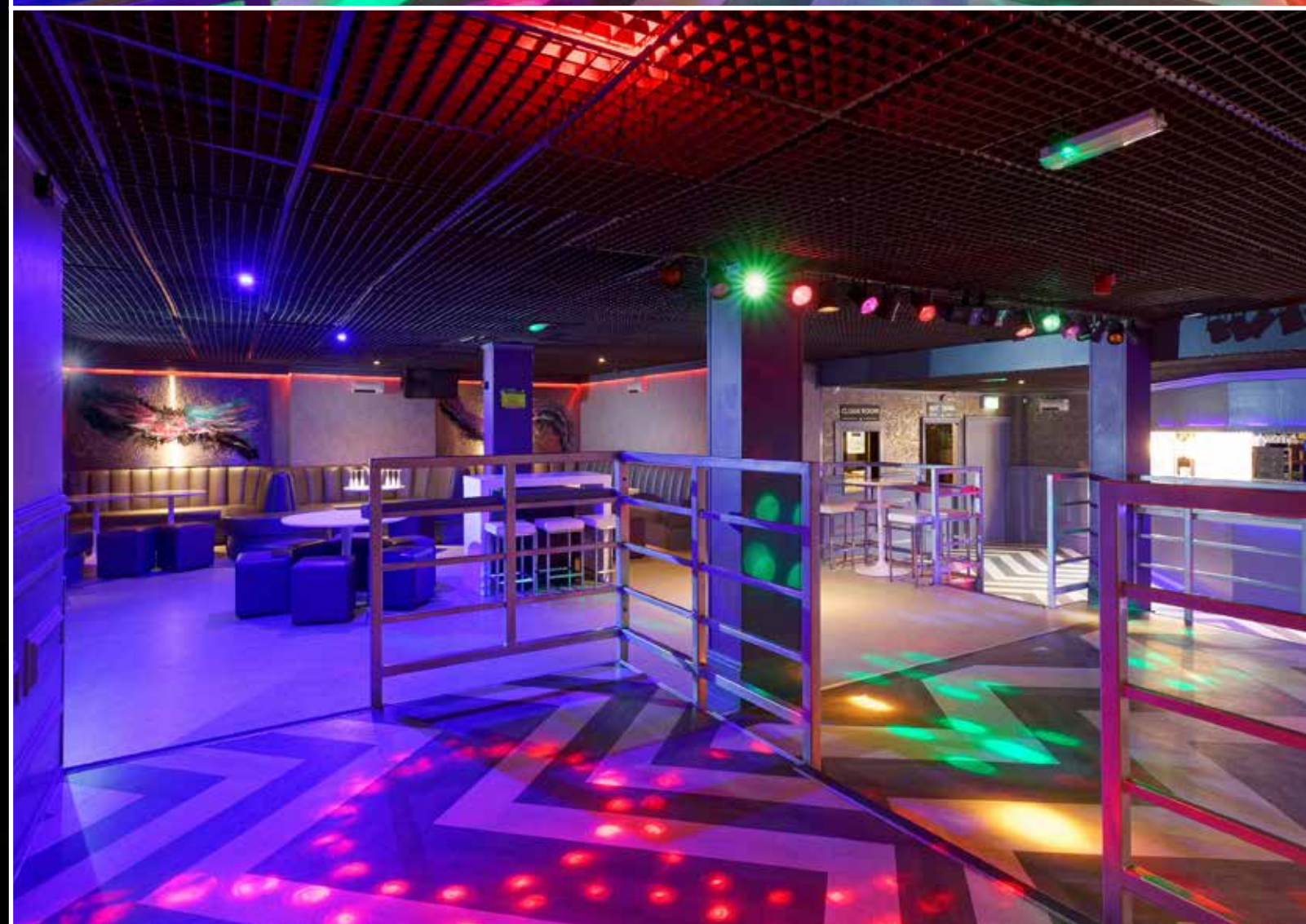




# Skoosh Nightclub

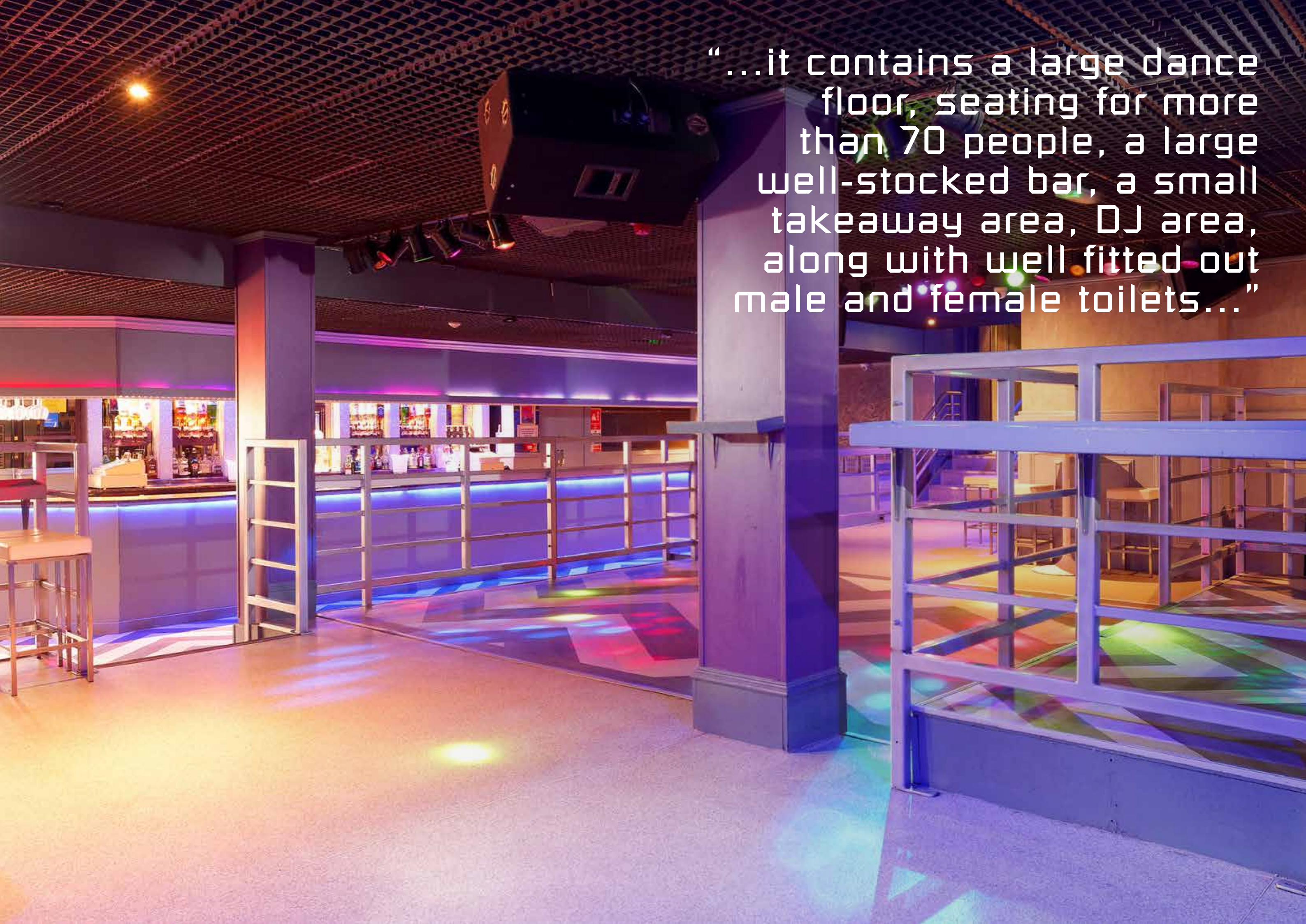
The building itself is regarded as an entertainment and leisure hub within Motherwell, with fellow successful business occupiers such as T J's Pool Hall above (shared access) and Merlin's Sports Bar (separate entrance) located on the ground floor. Train, bus, and taxi transport are right at hand and the location is centrally placed within the town.

The club was renovated internally in Sept 2017 (£40k spent) and is currently in excellent order throughout, it contains a large dance floor, seating for more than 70 people, a large well-stocked bar, a small takeaway area, DJ area, along with well fitted out male and female toilets. Wet sales are not tied to any brewery. The business is only approximately 1/3rd of the way into a long lease with the landlord happy (subject to approval) to extend the lease further.





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The club charges a door entry fee via the cash booth and caters for approximately 150 clientele on a Friday and up to a capacity of 280 on a Saturday, this capacity is currently achieved throughout the majority of the year.

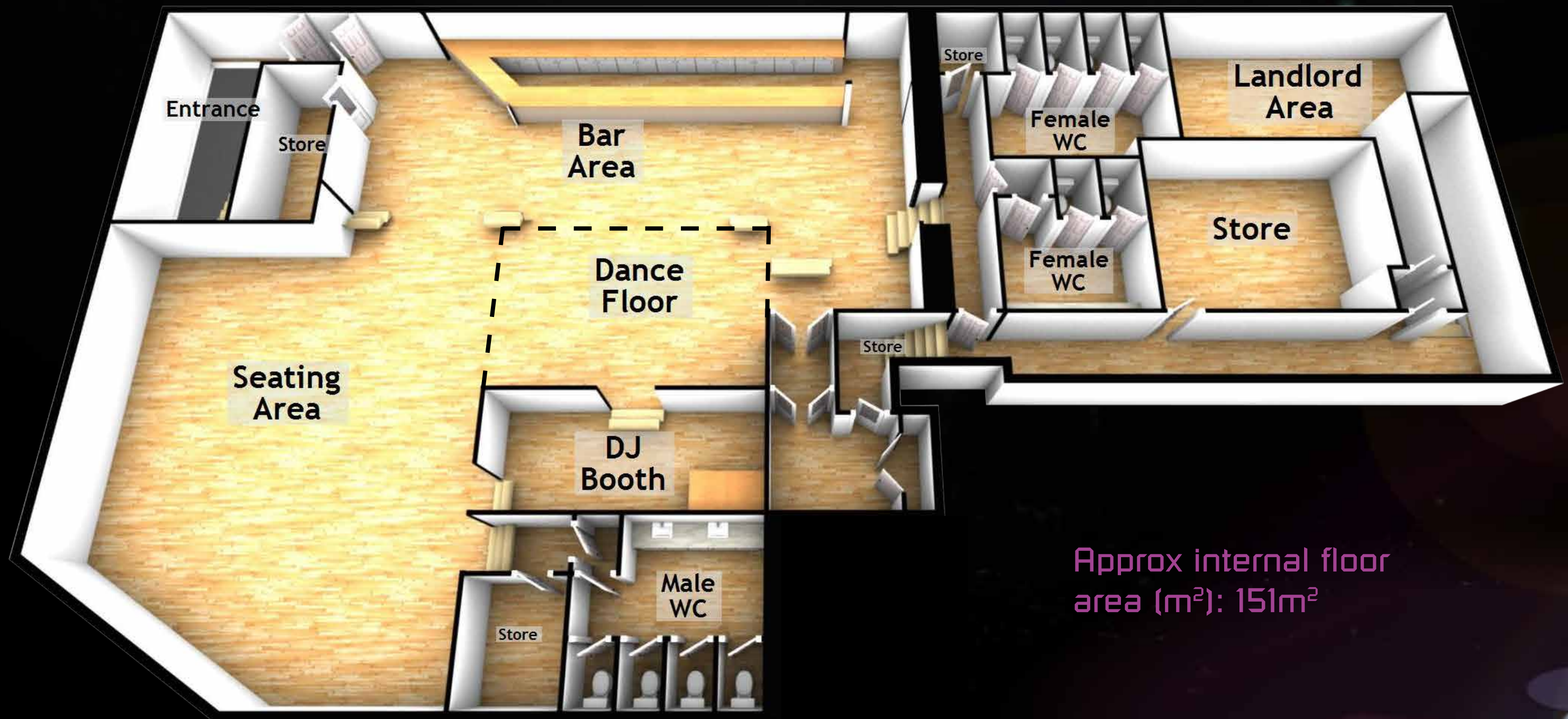
The smooth business operation is backed by 8 CCTV Cameras and monitored fire and security

alarm systems. The compliment of excellent staff includes 7 bar staff and 5 door staff. There are several VIP themed events held throughout the year and they are well patronized by regular party-goers who know a great time is guaranteed. Skoosh is a fun, high energy, forward-thinking, vibrant business, and it offers the prospective new owners a tremendous Leasehold business

opportunity for those dedicated to making it fly even higher. If you have ever wondered where you could find a great 'Turnkey' business opportunity, with high rewards, which would be genuinely good fun to run and make you smile, then the answer is really quite simple, so simple in fact, you could say its actually a Skoosh! Skoosh Nightclub, we've made a business out of having

good fun! Come and talk to us.

***The current owners of the club are keen to see the business go from strength to strength, and are offering one month of live assisted management support to ensure the new management get the club off to the best possible start.***

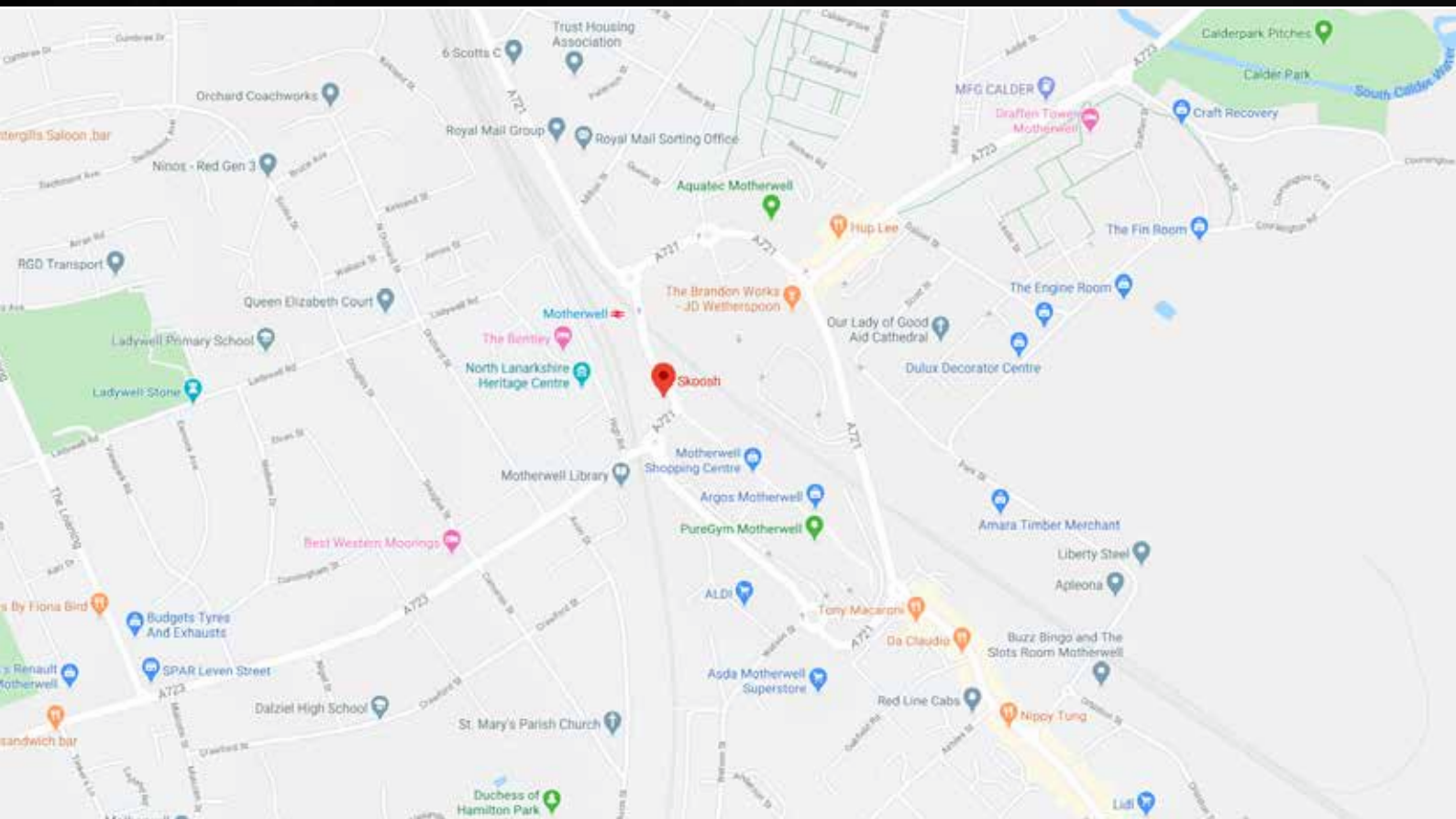


Approx internal floor area (m<sup>2</sup>): 151m<sup>2</sup>



# The Location

The large and bustling town of Motherwell in North Lanarkshire, with its population of approximately 59,000, has come a long way from simply being the steel-producing powerhouse of Scotland. Today with its state of the art Motherwell College and its well-renowned schools, it's become a real magnet for people to settle in the town and where we find a steady population growth, we find an ever-increasing swathe of young people with a real need for great leisure activities and quality venues, where they can let their hair down at the weekend.



Text and description  
**KEN MEISAK**  
Surveyor

Professional photography  
**CRAIG DEMPSTER**  
Photographer

Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

  
Solicitors & Estate Agents

Tel. 01698 537 177  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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