



Sydney



34474 'THE AVENUE' COCKTAIL BAR NOW AVAILABLE FOR PURCHASE

Don't miss out on this exceptional opportunity to own The aVenue—where luxury meets opportunity in the heart of Sydney's nightlife. Located within the vibrant Kirketon Hotel, this lavish cocktail bar is a beacon of luxury and sophistication, spanning 200 sq/m. Meticulously designed by Paul Kelly of PK Designs and recently honoured with the prestigious 2024 Australian Design Award from Better Future, The aVenue has a fantastic fit-out that exudes grandeur from the moment patrons step through its doors.

The venue has won the 2024 Local Business Award for 'Outstanding Bar' and has numerous event bookings scheduled for the year. Perfect for a myriad of events including corporate functions, PR gatherings, milestone birthdays, and intimate cocktail-style weddings, The aVenue has already captivated a high-profile clientele and esteemed brands. While its focus is on event bookings, The aVenue holds a hotel general bar license, allowing trading from 10am to 1am, seven days a week. Currently operating at just 20% of its potential hours, The aVenue is in an excellent position to take advantage of extended trading hours, presenting a significant opportunity to increase revenue by operating daily.

With substantial untapped potential, there's an opportunity to expand operations and elevate the venue into a bustling hub for entertainment and cocktails, aligning with its approved plans. Inside, The aVenue boasts a stunning design with hidden entertainment features like rigging points and a state-of-the-art lighting system, ensuring an unforgettable experience that guests will rave about. Situated at the epicentre of the NTE Vibrancy Reform initiative by the City of Sydney, The aVenue stands to benefit from incentives for live music venues, bolstering its role in a dynamic nightlife scene. It's just steps from iconic landmarks such as the Coca-Cola sign in Kings Cross and mere minutes from Sydney CBD, offering unparalleled accessibility.

Price	\$425,000
Property Type	Business

AGENT DETAILS

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OFFICE DETAILS

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