

THE KILMOREY ARMS HOTEL

BY PRIVATE TREATY

FOR SALE



Osborne King

THE KILMOREY ARMS HOTEL, 41 GREENCASTLE STREET, KILKEEL, BT34 4BH



www.osborneking.com



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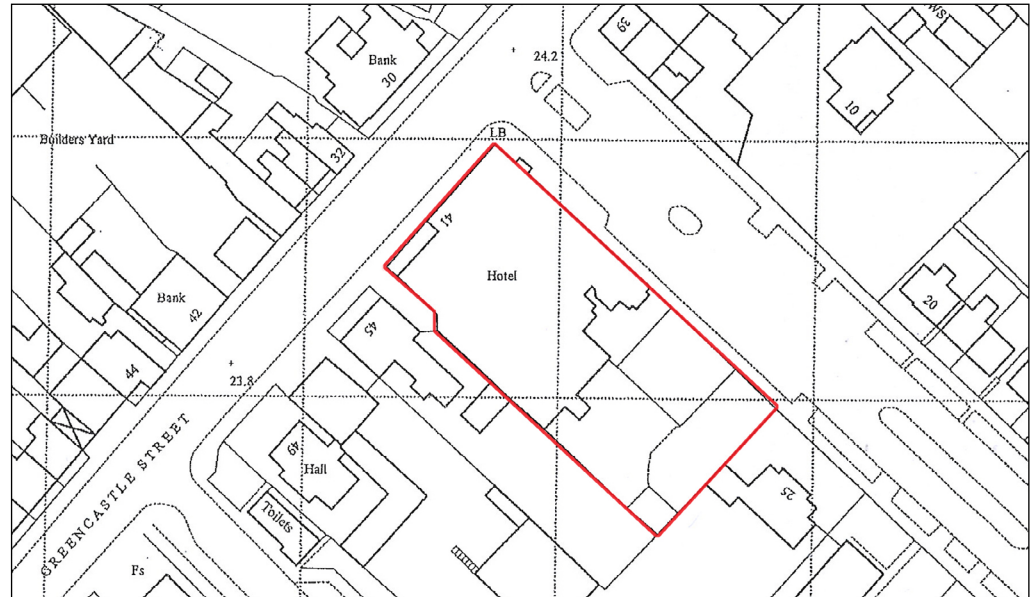
CONTACT



Location

Kilkeel is a coastal town located in south Co. Down approximately 19 miles south east of Newry, 13 miles south of Newcastle and 83 miles north of Dublin. The town benefits from a busy harbour and provides a wide range of shops and local amenities with the picturesque Mourne Mountains, Silent Valley Reservoir Park, Carlingford Lough and Royal County Down Golf Club in close proximity.

The hotel occupies a prominent corner position on Greencastle Street and Knockchree Avenue in the heart of the town. The surrounding area comprises mainly of commercial occupiers with residential properties nearby.





Description

This is a substantial Grade B2 Listed hotel of traditional construction dating back to the mid 19th century.

The hotel reception is accessed via Knockchree Avenue. The ground floor provides a public bar, lounge, restaurant, kitchen, function suite as well as associated service areas. Also to the rear of the property is an enclosed beer garden with its own bar serving providing covered seating area. The ground floor accommodation has been refurbished to a good standard.

The first floor is accessed via a stairwell or passenger lift off the reception foyer. The hotel provides 24 no. ensuite bedrooms which have been modernised. In addition this level provides conferencing facilities to include the Binnian and Knockchree suites. In addition two further staff bedrooms are located on the second floor. The bedroom accommodation is finished to a good standard with some of the ensembles recently benefitting from refurbishment.

The property provides vehicular access off Knockchree Avenue into the rear car park, service entrance and garden area.

Land and Property Services

We are advised of the following information from the Land and Property Services website:

Net Annual Value:	£35,000
Estimated Rates Payable 2024/25:	£20,139
Description:	Hotel

Fixtures and Fittings

An inventory of fixtures and fittings to be included in the sale will be made available upon request.

Trading Accounts

Trading accounts will be provided to potential purchasers on request.

TUPE

The hotel is offered for sale as a going concern and the purchaser will be required to comply with the current TUPE legislation and employment transfer.

Licensing

The property benefits from a 5(1)(c) hotel licence and an Entertainment Licence.

Planning

The property is B2 Listed (HB reference no. HB16/03/012).

Accommodation

Description	Sq Ft	Sq M
Ground Floor	13,024	1,210
First Floor	11,442	1,063
Second Floor (Part)	-	-
Total	24,466	2,273

(Gross approximate internal areas off architects plans, excludes second floor).

Site Area

0.62 acres 0.25 hectares

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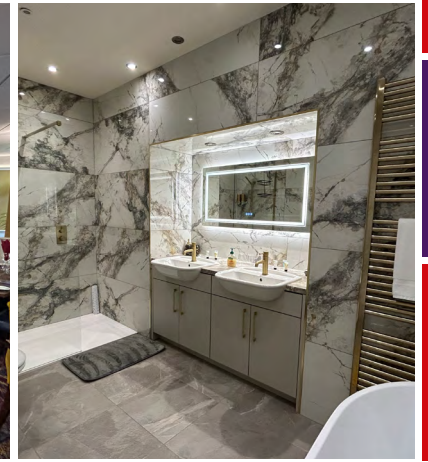


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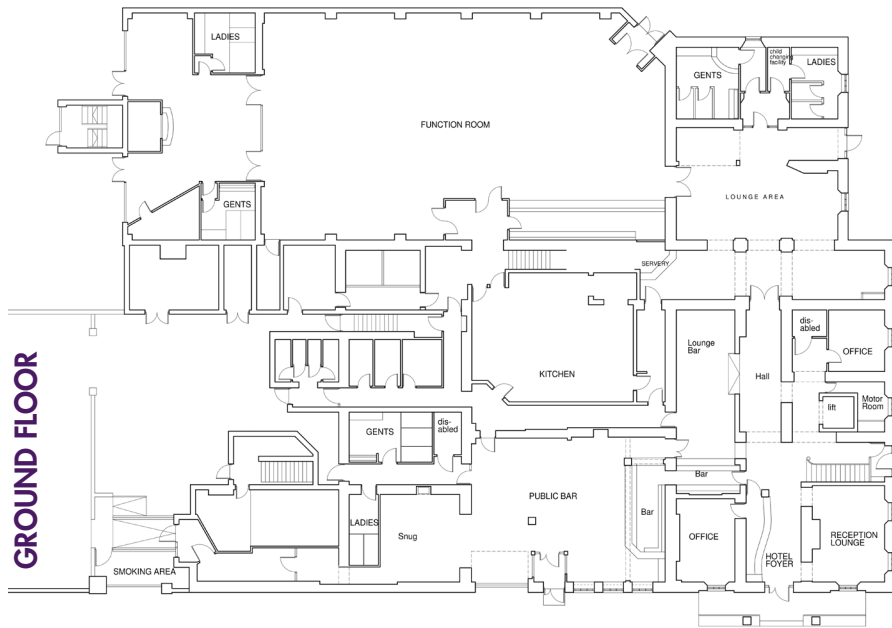
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ELEVATION FACING GREENCASTLE ROAD



ELEVATION FACING KNOCKCHREE AVENUE



GROUND FLOOR



FIRST FLOOR



Sale Proposal

This well-established hotel is being offered for sale by Private Treaty due to the owners proposed retirement. The hotel has been successfully operated by the vendor for the last decade and provides a solid trading performance. The hotel is fitted to a high standard throughout following continuous refurbishment requiring negligible capex from a new owner. The business provides strong revenue streams from accommodation, beverage, and food sales. There is further potential to grow the business and enhance revenue.

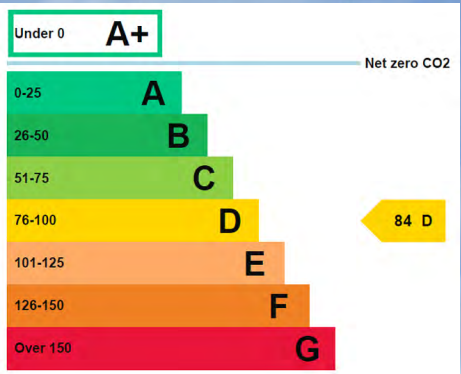
Guide price and further information upon request from the sole selling agents.

VAT

All prices quoted are exclusive and therefore may be liable to VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/ukxi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

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