



HAMILTON HOUSE

CATHERINE STREET, KILLYLEAGH, DOWNPATRICK, BT30 9QQ





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Downpatrick 9km, Strangford 19km, Newcastle 28km, Belfast City Centre 30km,
Belfast City Airport 32km, Belfast International Airport 59km (all distances approximate)

Exciting Mixed Use Investment Opportunity with Significant Income Generating Potential

Highly attractive proposition with a well-established trading reputation

Two ground floor retail units with two serviced accommodation apartments above

Luxury serviced accommodation extensively renovated in 2018 & 2020

Tourist NI certified

Available For Sale



Savills Belfast
2nd Floor Longbridge House
16-24 Waring Street
Belfast BT1 2DX
+(0)28 9026 7820
belfast@savills.ie





LOCATION

Killyleagh is a village in County Down, located on the A22 road between Belfast and Downpatrick. It is best known for its twelfth century Killyleagh Castle, which is said to be the oldest inhabited castle in Ireland. Killyleagh is located on the Western side of Strangford Lough, which is the largest sea inlet in the British Isles. It is Northern Ireland's first Marine Nature Reserve and is renowned as an Area of Outstanding Natural Beauty and Special Scientific Interest, with six National Nature Reserves within its reaches.

Hamilton House occupies a corner site in the centre of Killyleagh with frontage on to Catherine Street and a rear access via Shore Street. It benefits from a number of amenities within the immediate vicinity including convenience stores, a petrol station, a pharmacy, restaurants, cafes, bars, a post office, and an off licence. Hamilton House has proved to be extremely popular as a base for tourists, and for staycations alike, with a number of nearby attractions including Delamont Country Park (1.3 miles), Strangford Lough Activity Centre (6.8 miles), Castle Espie (9.9 miles), National Trust Castle Ward (11.8 miles), and Kilclief Beach (15.0 miles) to name a few.

For boating enthusiasts, there are a number of yacht/sailing clubs nearby to include Killyleagh Yacht Club, Quoile Yacht Club, Strangford sailing club, East Down Yacht Club, and Portaferry sailing club.

DESCRIPTION

Hamilton House is an impressive B listed Georgian property built circa 1830, and first renovated in 1996 by Killyleagh Development Association. It comprises two ground floor retail units extending to 529 sq. ft currently occupied by a gift shop and a café, with two serviced accommodation apartments above. Each retail unit generates a rental income of £5,160 per annum.

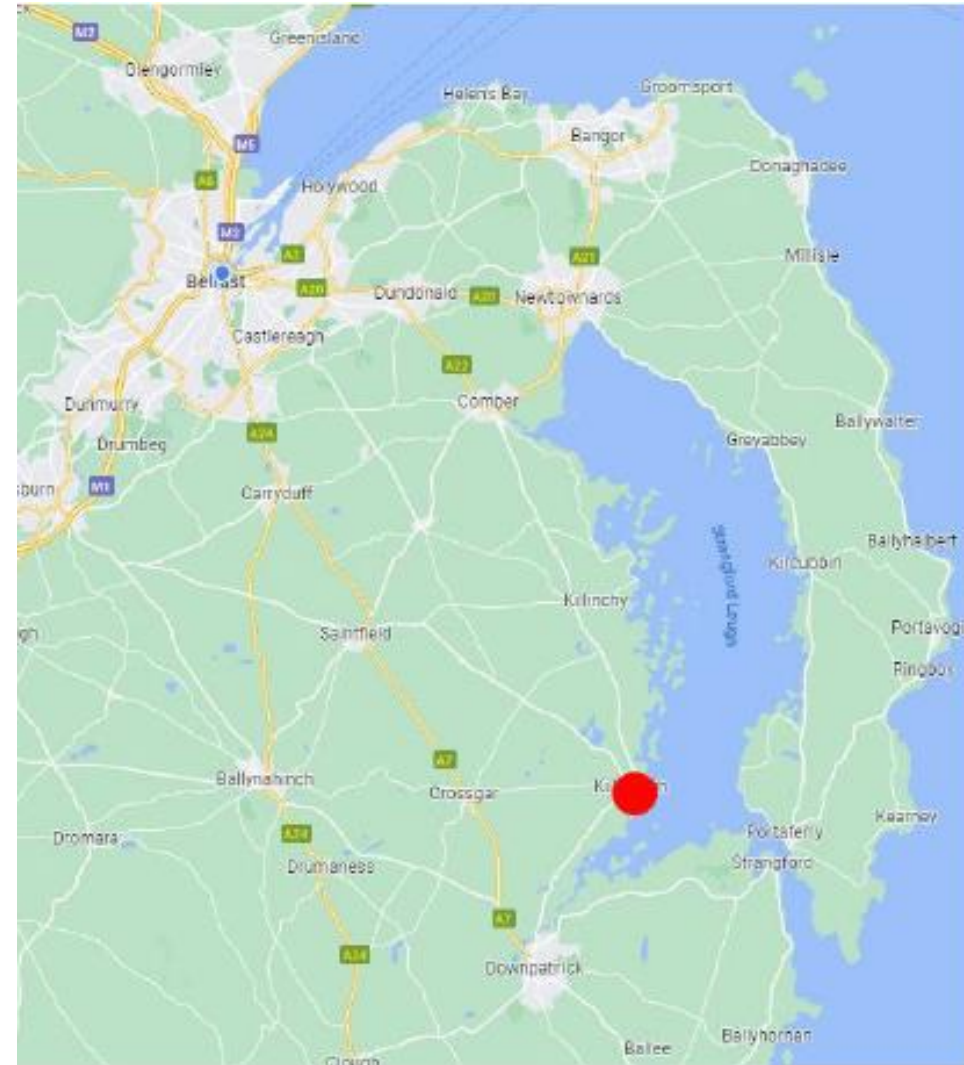
The first floor apartment (2B) features a kitchen, living/dining area, bathroom and one bedroom, and was extensively refurbished and ran as serviced accommodation since 2018. Apartment 2B extends to 592 sq. ft and sleeps up to 4 guests. The second-floor apartment (2C) was refurbished in 2020 and features an open plan kitchen/living area, a bathroom and two bedrooms. Apartment 2C extends to 743 sq. ft and sleeps up to 5 guests. Both apartments are tourist NI certified and benefit from a high occupancy rate. Hamilton House has a booking.com rating of 9.4/10 and an AirBnB rating of 4.92/5. The average turnover for both apartments is £35,000.

This offers a unique opportunity to purchase a highly attractive investment opportunity with a well established trading reputation.

Hamilton House: <https://www.booking.com/hotel/gb/hamilton-house-holiday-apartment.en-gb.html>

LONGITUDE/LATITUDE

54.39988877630711, -5.650899001041428



GENERAL REMARKS

Viewings

Strictly by appointment with the selling agents, Savills.

SOLICITORS

Brian Feeney & Co Solicitors, 20-22 Market Street, Downpatrick BT30 6LY

ENERGY PERFORMANCE RATING

EPC Pending.

PLANS, AREAS AND SCHEDULES

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

SALE DETAILS

Asking Price: £365,000 (Three Hundred and Sixty-Five Thousand Pounds Sterling).

RATEABLE VALUE

We are advised by the land and property services website that the rates payable for Hamilton House are as follows:

<u>Property Address</u>	<u>Rates Payable</u>
<u>2 Catherine Street</u>	<u>£1,047</u>
<u>2A Catherine Street</u>	<u>£1,099</u>
<u>2B Catherine Street</u>	<u>£436</u>
<u>2C Catherine Street</u>	<u>£436</u>

FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

TITLE

We understand that the property is held freehold.

FIXTURES AND FITTINGS

A list of fixtures and fittings is available by request.

ACCOUNTS AND TUPE

The property is being sold with the benefit of vacant possession.

GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. Under the terms and conditions of the Estate Agency Act 1979, we are obliged to inform you that this property belongs to a relative of staff within Savills.
Brochure prepared February 2023.



Boundary for indicative purposes only.





**FOR FURTHER
INFORMATION OR TO
ARRANGE A VIEWING,
PLEASE CONTACT:**

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