

# Hotel For Sale

AS A GOING CONCERN DUE TO THE OWNER'S RETIREMENT



## Rosspark Hotel

20 DOAGH ROAD, KELLS, BALLYMENA, BT42 3LZ

**AVISON  
YOUNG**





#### PROPERTY OVERVIEW

## One of Northern Ireland's most popular full-service hotels

Avison Young is delighted to offer For Sale, on an exclusive basis, the freehold interest in one of Northern Ireland's most popular full-service hotels, due to the retirement of the current owner.

The Rosspark has an extensive range of facilities and is well positioned in an attractive rural setting on the outskirts of Ballymena with a 30 minute drive time to Belfast City Centre and 45 minute drive time to the various tourist attractions on the Causeway Coast.

The hotel provides prospective purchasers with an excellent opportunity to acquire a strongly performing hotel with obvious potential to enhance its trading performance through further investment.

Rosspark Hotel has been under the ownership of The Carmichael Family since 1999 when the owners, Keith and Ian Carmichael acquired the renowned Country House Hotel as it was known then, alongside their parents, Norman and Joan. The decision to offer the business for sale has been made due to the retirement of Keith, who takes responsibility within the Carmichael Group for the day to day running of the hotel. The family feel it is an opportune time for a new owner to take the business forward into its next phase of its development.



**Superb location  
convenient to  
Belfast and the  
North Coast**



**Strong growth  
opportunity**



**4.5 rating  
achieved on  
TripAdvisor**



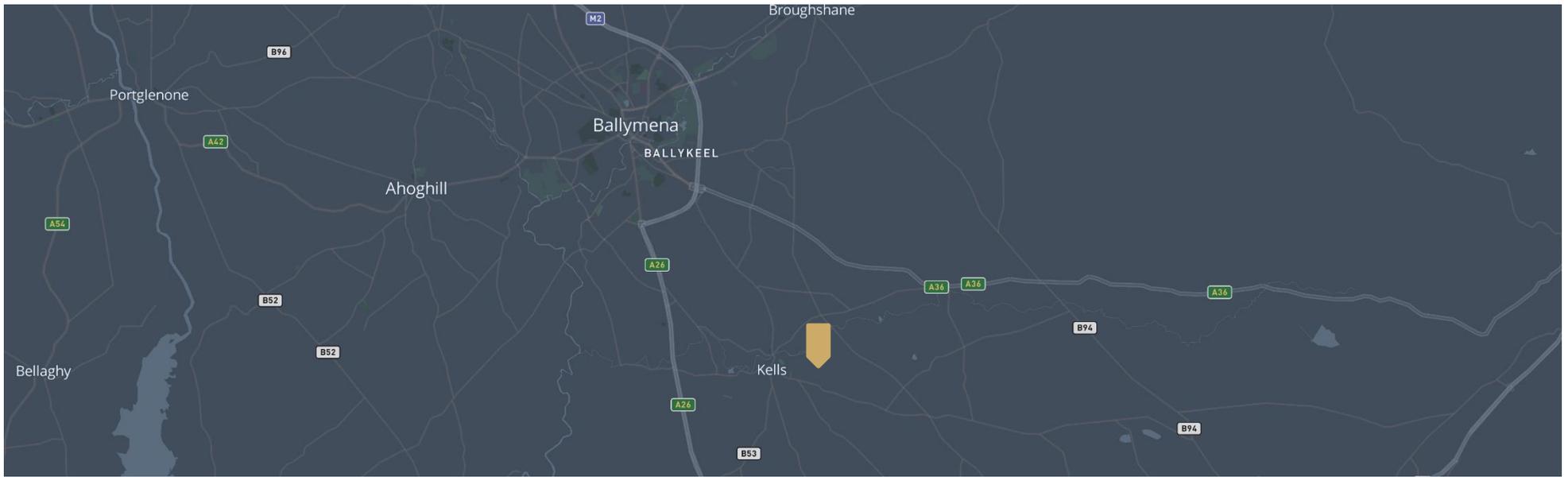
**C. 8.14 acre,  
landscaped site  
with a designated  
new build  
ceremony**



**Attractive 39 bed  
hotel complex in  
outstanding  
condition**



**Diverse income  
streams**



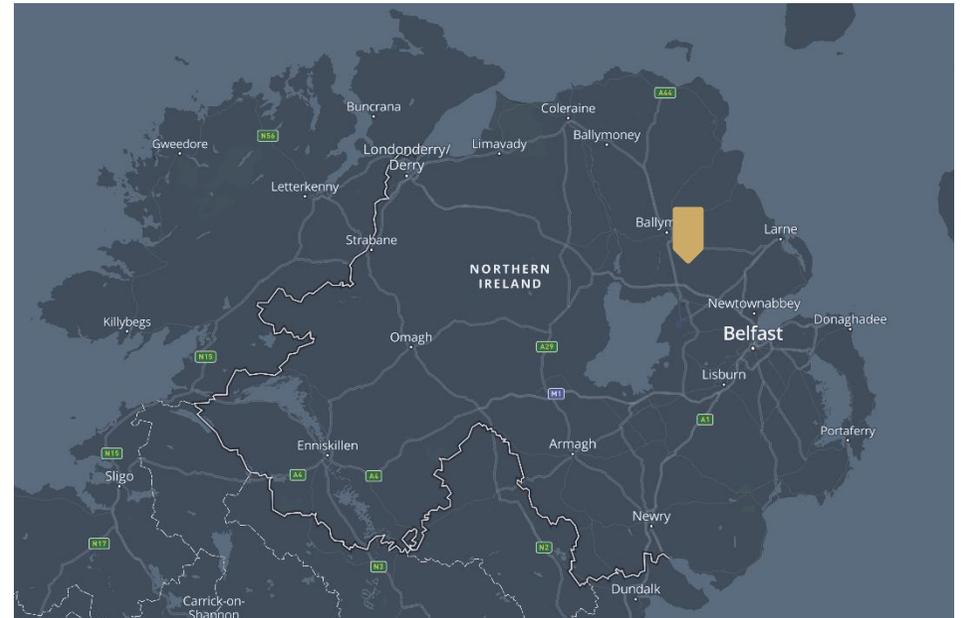
#### LOCATION HIGHLIGHTS

## Close to many of Northern Ireland's key attractions

The Rossspark Hotel is strategically located on the outskirts of Ballymena, 7 miles south east of the town centre in an idyllic rural location. The hotel is situated close to the village of Kells, only 20 miles north west of Belfast City Centre and 20 miles west of the Antrim Coast and Glens. The hotel is convenient to both of Belfast's airports and ferry terminals at Larne and Belfast.

As a result, the hotel benefits from an excellent catchment in the immediate locality and in the wider County Antrim area with major conurbations including Antrim, Ballymena, Ballyclare, Larne and Newtownabbey, providing a strong customer base for food/beverage and function business.

The venue is popular with tourists and day trippers alike with local places of note to including Antrim Glens and Coast, Causeway Coast, Galgorm Castle Golf Club, Antrim Castle Gardens, Bushmills Distillery, Slemish Mountain, The Dark Hedges, Seamus Heaney Homeplace and Junction One Retail / Leisure Park.



## OVERVIEW

# Highlights

The accommodation is provided within an attractive superbly landscaped parkland site extending to c. 8.14 acres. The original building has been substantially extended and refurbished over the years to provide a modern 39 bedroom 3-star hotel.

- Unique opportunity to acquire one of Northern Ireland's most popular hotel complexes.
- Highly attractive business proposition with a well-established and diverse income stream.
- Demonstrable profit capable of growth in several directions.
- Attractive hotel complex in outstanding condition requiring minimal initial capital expenditure due to significant investment by the current owners in recent years.
- Strong food and beverage offering, impressive accommodation sales and established wedding / events business with purpose built ceremony pavilion on site.
- 3-Star rating from Tourism NI, 4.5 rating on TripAdvisor, 8.4 rating on Booking.com and 8.9 rating on Hotels.com.





TAKE A LOOK INSIDE ROSSPARK HOTEL –

For a virtual tour click [here](#)

Visit the Rosspark Hotel website [here](#)



# Accommodation

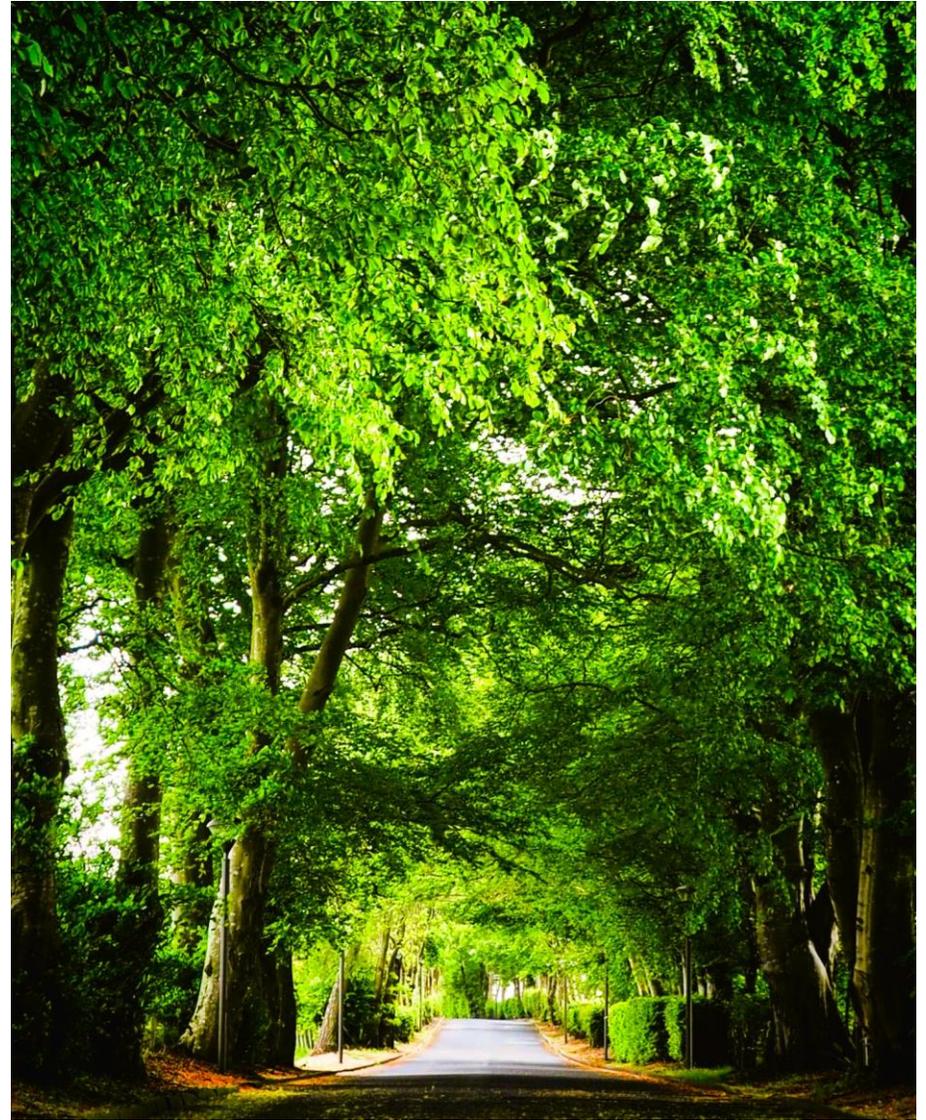
The accommodation is provided within an attractive superbly landscaped parkland site extending to c. 8.14 acres. The original building has been substantially extended and refurbished over the years to provide a modern 39 bedroom 3-star hotel.

- 39 En-suite bedrooms - Impressively decorated to an extremely high standard and providing a range of accommodation to include standard double, standard twin, triple suite, disability access suites, executive suites and the bridal suite.
- The Lobby Bar/Conservatory – Capable of accommodating approximately 120 guests, this spacious lobby bar / reception area has been recently refurbished.
- Main Restaurant – 60 seater restaurant capable of sub-division to accommodate private dining/functions.
- The Garden Lounge – Stunning new arrival area with private bar and plentiful seating for function guests.
- Wedding Pavilion – State of the art, purpose built wedding pavilion to accommodate wedding ceremonies, civil partnerships and blessings. Seating for up to 120 guests. The pavilion is equipped with the latest technology and the ability to record or stream the service worldwide.
- Kitchen – Fully fitted commercial catering facility with modern equipment throughout. Ancillary accommodation to include prep area, wash up area, dry goods store and cold stores.
- The Therapy Rooms – Several treatment rooms available to both hotel guests and the general public.
- Conference/Function Facilities – Suites include the Ross Suite, Tardree, Kells, Connor, and Ross Suite Terrace. Each conference suite is equipped with air conditioning, teaching walls, projector and screen, lectern etc. Complimentary wireless broadband throughout. Delegate / guest capacities are detailed opposite:-



Seating Capacities				
Conference Room	Cabaret	Theatre	Boardroom	U Shape
Ross Suite	85	250	50	50
Tardree	30	60	25	22
Kells	18	16	14	8
Connor	-	-	16	-
Ross Suite Terrace	40	40	24	26







## GENERAL INFORMATION

### Title

The property is held under a series of freehold and long leasehold folios. Title is available for inspection by contacting Maria Conway/Sarah Cahill, MKB Law, 14-18 Great Victoria Street, Belfast, BT2 7BA. Tel No. 028 9099 3115 Email – mc@mkblaw.co.uk / sc@mkblaw.co.uk.

### Site Area

The property is located on a site extending c. 8.14 acres / 3.29 hectares. An ordnance survey extract is detailed below with the approximate boundaries outlined in red (for identification purposes only).

### Fixtures & Fittings

The Rosspark Hotel will be sold with the benefit of the fixtures and fittings. Bidders should inspect the premises. Several leased items will be excluded from the sale and a list of excluded items is available on request.

### Star Rating

The hotel is licensed and has been granted a 3 star rating by the Northern Ireland Tourist Board (NITB). Further information is available on request.

### Floor Plans

Floor plans detailing the current layout of the property are available on request.

### Services

The current owners have invested significantly in the services and infrastructure at the hotel. Further information is available on inspection.

### Financial Information

Financial information is available to genuinely interested parties only through the selling agent.

### Further Development

The vendor has concept plans drawn up to provide a 38-bed extension, 17no. 2-bedroom holiday cottages and a new spa facility / swimming pool. Plans are included below for indicative purposes only and it should be noted that planning permission has not been applied for.

### 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. A list of employees is available from the selling agent.



Extension Plans



## GENERAL INFORMATION

### Existing Bookings

The new owner will be required to honour all existing event bookings / weddings and details of these are available on request.

### Rates

The property currently has a Rateable Value of £70,000, giving a rates liability of £43,449 approx. for the year 2023/24.

### Transaction

The business is being sold as an asset sale transaction, as a going concern to include property, goodwill, fixtures and fittings. Further details available from the agent.

### Price

Offers invited in the region of £4million exclusive of VAT.

### Sales Process

The hotel is being offered to the open market for sale by way of private treaty.

### Energy Performance Certificate

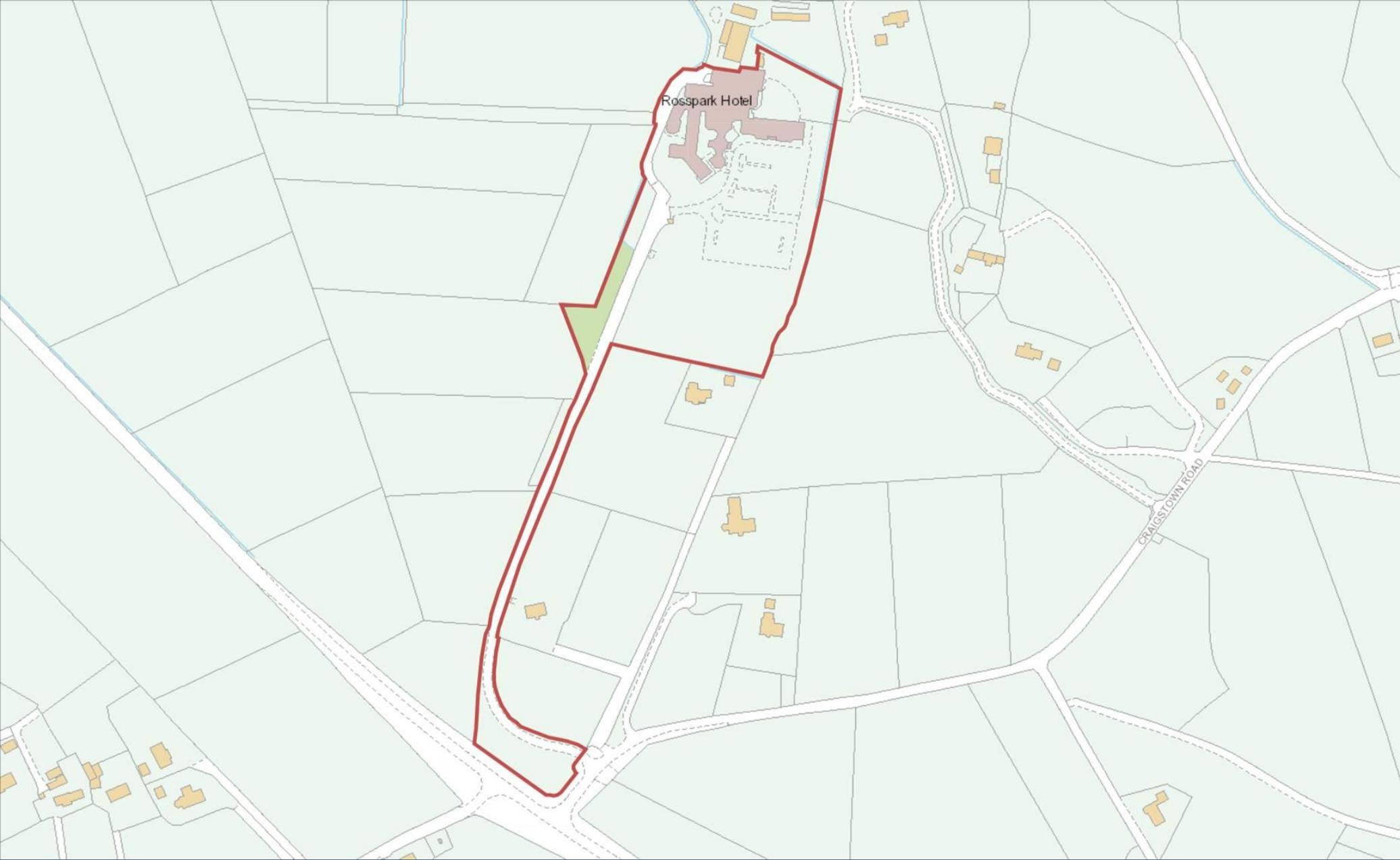
The hotel has an EPC rating of C74 and is valid until 8th March 2033. A copy of the EPC is available on request.

### 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/ukSI/2017/692/made>.

### Viewing

Strictly by appointment only through the selling agent.

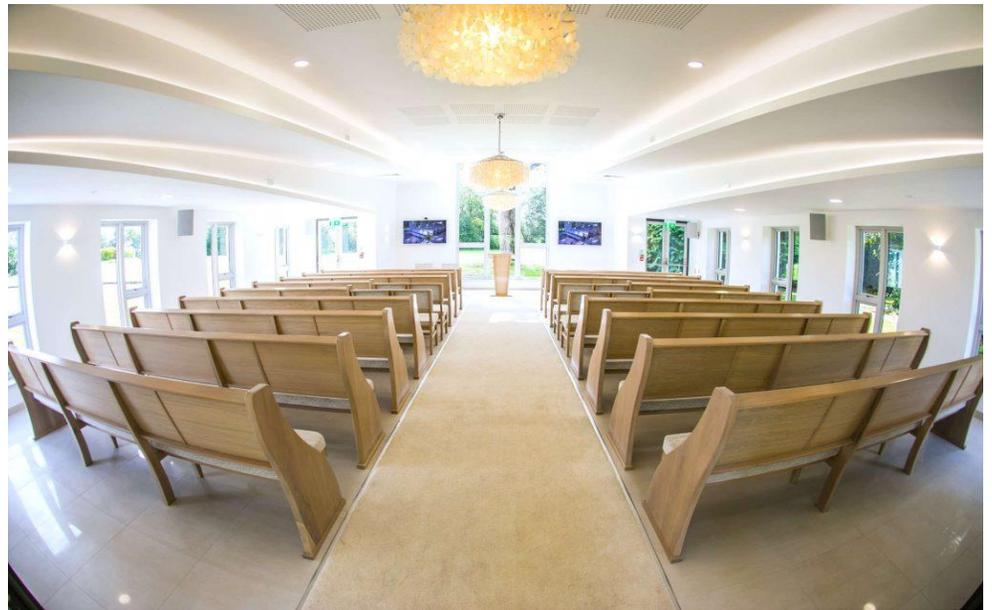


Rosspark Hotel

CRAIGSTOWN ROAD

Approximate boundaries







## Find out more

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1. Corporate structure and ownership details.
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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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