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O'Neill Arms Country House Hotel, 20-22 Main Street, Toomebridge BT41 3TQ

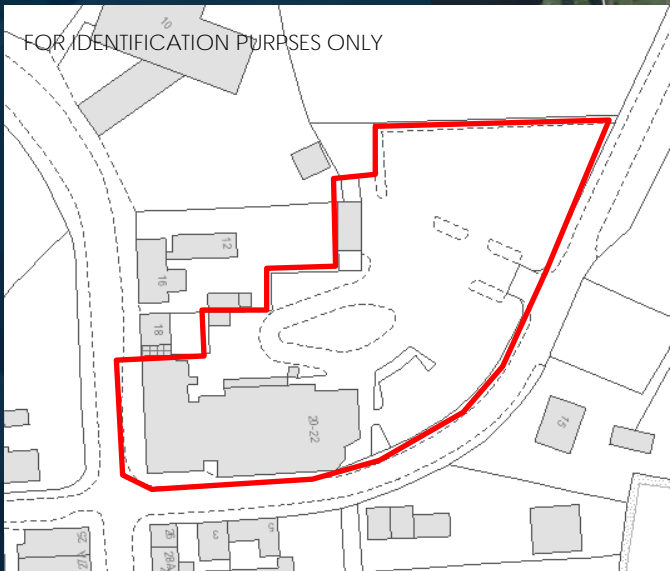
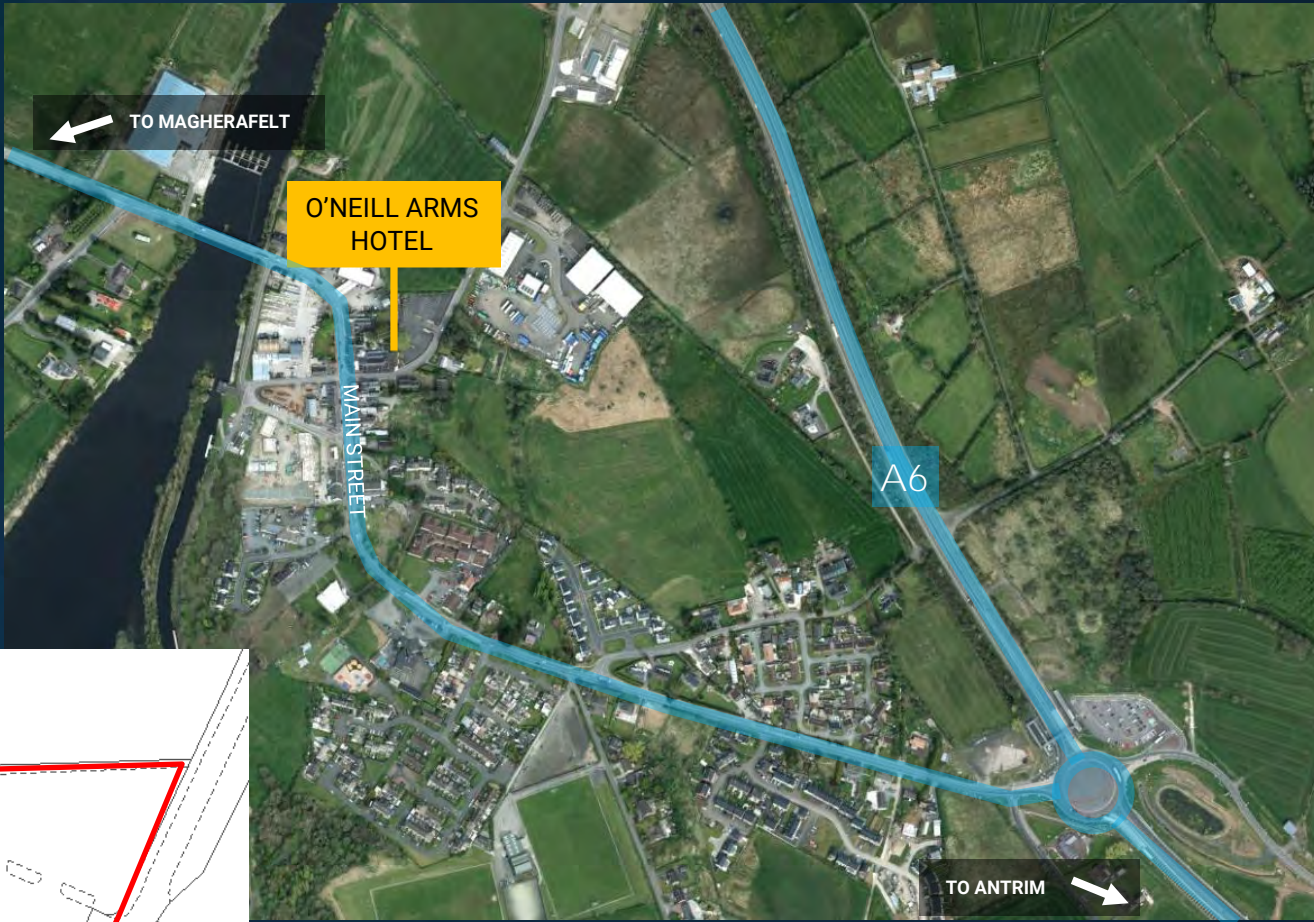
Long established 3 star hotel

LOCATION

The O'Neill Arms Country House Hotel is situated on a prominent corner site within Toomebridge/Toome village centre on the shores of Lough Neagh.

Toomebridge is centrally located c. 1 hour from Derry City and c. 35 minutes from Belfast. In addition, there are a range of tourist attractions within a 40 minute drive to the subject including Titanic Belfast, Seamus Heaney Homeplace and Visitors Centre, Ulster Folk Park Museum, The Dark Hedges and the Grand Opera House. The local area is also popular amongst Anglers.

The village lies on the main A6 Road connecting both Derry/ Londonderry and Belfast, the recent bypass and new bridge has helped to counter traffic congestion and enhance trading within the village centre.



Other occupiers within Toome include :

Lough Keepers Cottage Tearoom, Bens Ice Cream Studio, Grans Café and convenience store operators.

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MINS DRIVE

TO
BELFAST

C. 40
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INTERNATIONAL
AIRPORT



ASSET OVERVIEW

- Licenced 3 star hotel
- 11 bedrooms
 - 2 double bedrooms
 - 7 triple bedrooms
 - 1 twin bedroom
 - Bridal suite
- DDA Compliant
- 'The Ballroom'
Main Function Room
- 'VIP'
Secondary Function Room
- 'Blu' Nightclub
- 'The Barge' (Public Bar)
- Restaurant
- Meeting Room

DESCRIPTION

The O'Neill Arms Hotel, formerly White River Hotel, prior to its rebranding in 2010, is a long established hospitality venue and 3 star hotel on a c. 1.6 acre site with landscaped gardens. Within the hotel there are various hospitality venues which are suitable for weddings, christenings, private functions and business meetings.

The reception and foyer area is located on the first floor. Within the foyer there are WC facilities and a lift which services all floors.

The commercial kitchen is split over 2 levels, ground and upper ground floor allowing ease of service to all the function rooms. The keg store is located on the ground floor and operates 19 lines.

The property is serviced by an oil fired central heating system and has uPVC double glazed windows throughout.

Externally the site is fully tarmacked with external store and parking facilities for c. 105 cars to include 6 no. disabled spaces. There are additional parking facilities to the front of the property off Main Street. There are also external stores within the car park.



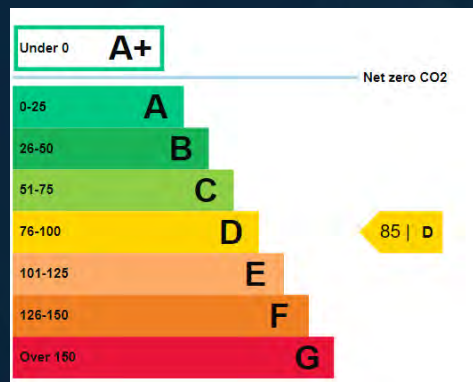
ACCOMMODATION

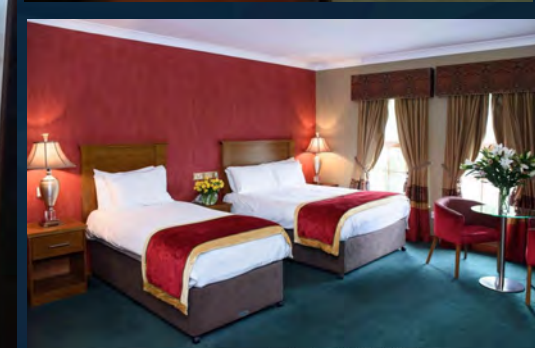
Please note: A full breakdown of the total accommodation is available on request.

SITE AREA

The overall site area of the property extends to 1.6 acres / 0.65 hectares.

EPC CERTIFICATE





BEDROOMS

The second floor comprises 11 traditionally decorated bedrooms (7 triple bedrooms, 2 double bedrooms, 1 twin bedroom and bridal suite).

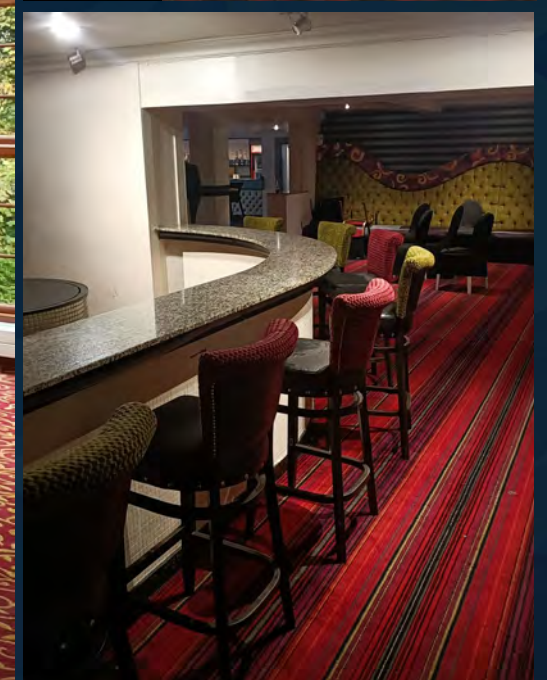
Facilities within each bedroom includes private en-suite, TV, tea/coffee station and seating area.



DINING / BAR

The Restaurant currently has a maximum of 60 covers, within the restaurant there is a licenced bar.

'The Barge' Public Bar can be accessed through the restaurant or separately off Roguey Road.



FUNCTION ROOMS

'The Ballroom' is the main function room with 2 no. bars.

'VIP' is the second private function room located on the ground floor which can be accessed off the main reception area or from the carpark directly. The 'VIP' area has male and female WC's.

Blu' Nightclub can be separately accessed from Main Street. The nightclub has an entertainments licence for a maximum of 900 people. The nightclub is serviced by 2 bars, cloakroom and male and female WC's.

Additionally, there is a Meeting Room located on the first floor which offers private business space.

LEASE DETAILS

RENT: Price on Application

TERM: From 5 years

EQUIPMENT: All furniture and equipment to be included (an inventory list is available on request).

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

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £26,900.

Estimated rates payable in accordance with LPS website is £14,555.03.

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



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>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: C4503

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.