

3 STAR HOTEL - THE PORT HOTEL

FOR SALE BY PRIVATE TREATY



Osborne King

THE PORT HOTEL, 53-57 MAIN STREET, PORTRUSH, BT56 8BN



PROPERTY

LOCATION

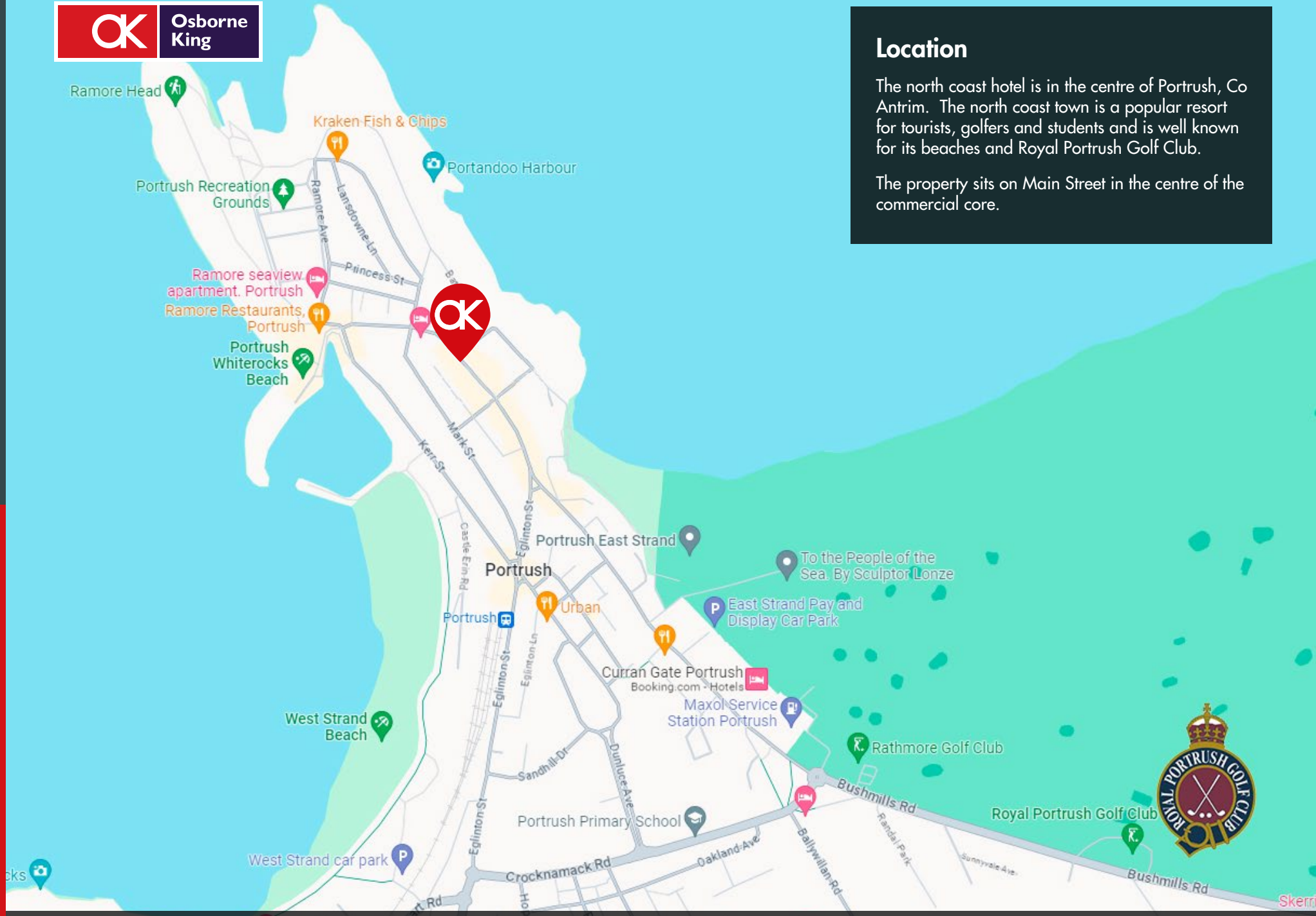
OVERVIEW

PLANS

GALLERY

SALE PROPOSAL

CONTACT



### Location

The north coast hotel is in the centre of Portrush, Co Antrim. The north coast town is a popular resort for tourists, golfers and students and is well known for its beaches and Royal Portrush Golf Club.

The property sits on Main Street in the centre of the commercial core.

## Description

The building comprises a mid-terrace 4 storey with part basement of traditional construction fronting Main Street and rear access onto Mark Street Lane.

Internally the hotel is laid as follows:

Ground floor provides reception area, public bar, restaurant, kitchen and ancillary store and staff areas. These areas are fully fitted and are finished to a good standard.

The 3 upper floors provide 17 no ensuite bedrooms which a finished to good standard. Also on the second floor is a rear two-bedroom apartment.

## Accommodation

Description	Sq Ft	Sq M
Total Gross Internal Area (off plans provided)	13,759	1,278

## Land and Property Services

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£20,300
Rate in £ for 2023/24 is:	£0.555325
Estimated rates payable:	£11,273.10

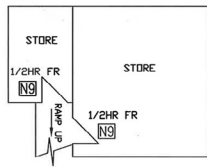
## Fixtures and Fittings

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

## Licensing

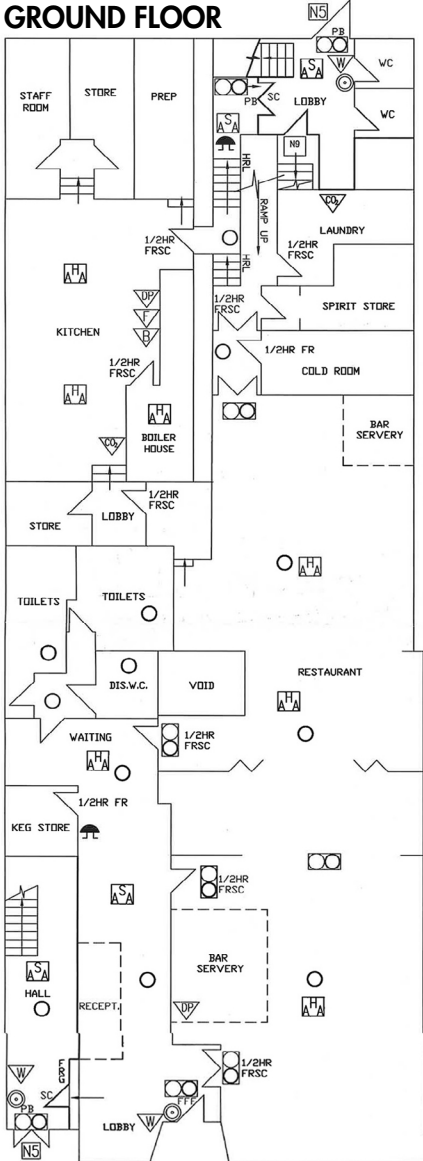
The property benefits from a 5(1)(c) hotel licence and an Entertainment Licence.



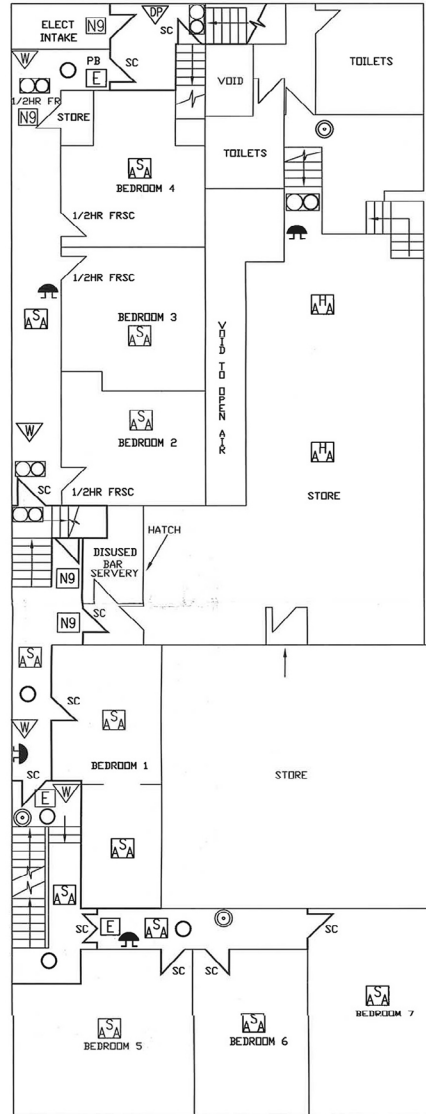


BASEMENT

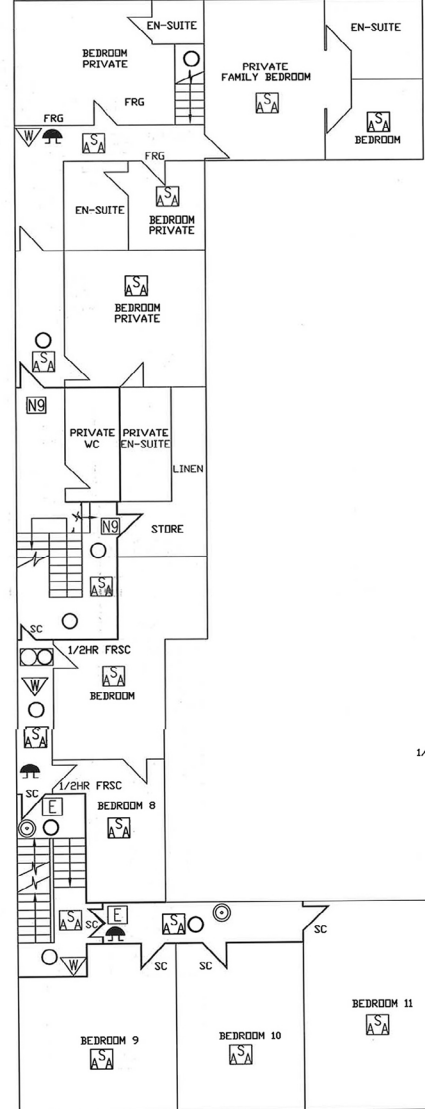
GROUND FLOOR



FIRST FLOOR

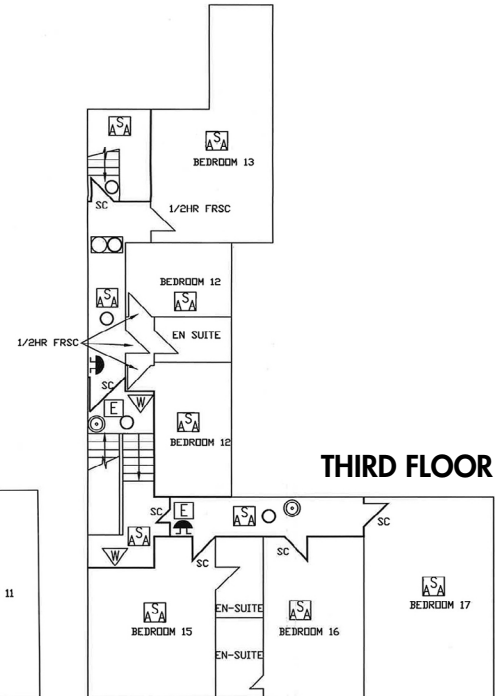


SECOND FLOOR



Indicative dated building plans (note all rooms are ensuite)

THIRD FLOOR



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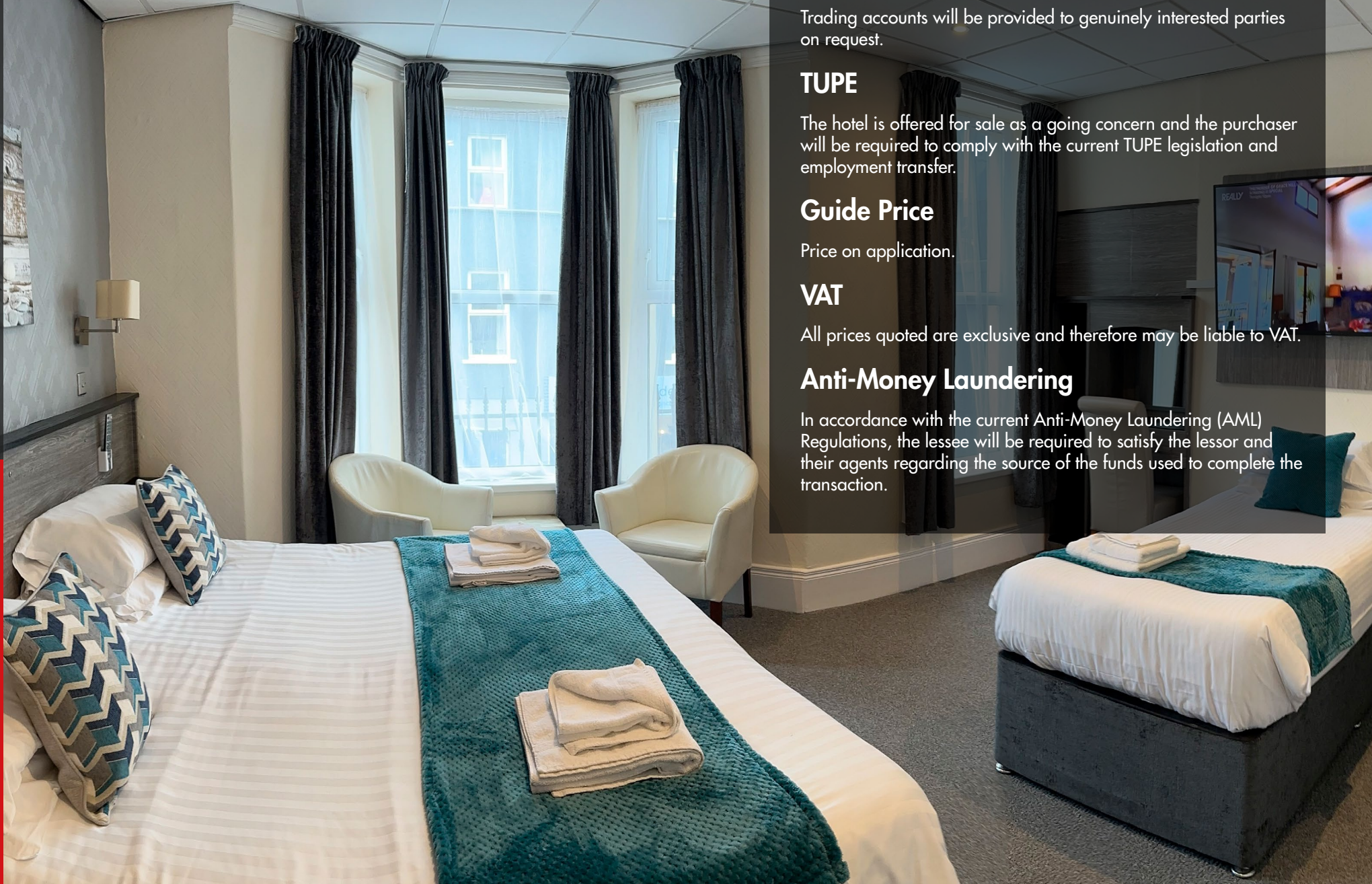
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APARTMENT PHOTOS

HOTEL PHOTOS





## Trading Accounts

Trading accounts will be provided to genuinely interested parties 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.

## Guide Price

Price on application.

## VAT

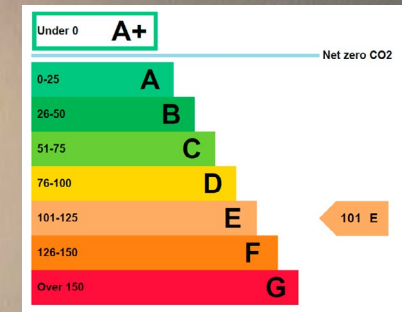
All prices quoted are exclusive and therefore may be liable to VAT.

## Anti-Money Laundering

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



## EPC



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## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.

## 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 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.