

**FOR SALE**



# The Belfray Country Inn

171 Glenshane Road, Londonderry, BT47 3EN

- Popular 3 Star Northwest hotel 4 miles from Derry city
- Renowned for its Sunday carvery lunches
- 19 ensuite bedrooms
- Function suite facilities, pubic bar and restaurants
- Highly accessible location just off the A6 dual carriageway
- Established trade with excellent growth potential
- Popular entertainment and wedding venue
- Planning approval granted for 9 additional bedrooms

**078 0103 2053**



## Location

Situated in the Faughan Valley countryside, just 4 miles from Derry city centre, The Belfray Country Inn lies just off the recently opened A6 Derry-to-Belfast dual carriageway.

The Historic Walled City of Derry serves as the heritage and cultural centre of the North West, and The Belfray Country Inn is ideally located to explore the popular North Antrim/Causeway Coast or the scenic County of Donegal.

- 3 miles from Derry City
- 70 miles from Belfast
- 53 miles from Belfast International Airport
- 9 miles to Derry City Airport

## The Property

The Belfray Country Inn comprises a 19-bedroom, 3-star hotel with function facilities situated on a 1.8-acre site. Having been a fixture in the area for many years, the hotel remains a popular venue for casual guests, weddings, as well as conference and banqueting events.

The hotel reception and lobby bar are located on the ground floor, providing access to the 19 en-suite bedrooms on the upper floors. The ground floor also features a bar, restaurants, a function suite, and an outdoor smoking area.

The premises benefit from on-site parking for approximately 150 vehicles."

## The Belfray Bistro and Palace Restaurant

The hotel features the spacious and tastefully decorated bistro bar and restaurant, renowned for its carvery, and a separate breakfast/dining room with a combined capacity for 140 persons.

## Grand Ballroom:

This function suite has a separate entrance lobby at the front of the property. The Grand Ballroom and Reception Suite has a seating capacity for 170 persons, is attractively finished and follows a spacious open-plan layout, featuring a sunken dance floor, a stage, raised seating areas, in house lighting and sound system. An outside smoking area is located off the ballroom.

A large commercial kitchen on the ground floor serves both the function suite and the restaurant. Staff changing facilities are also available.

## Bedrooms

The hotel has 19 ensuite bedrooms over three levels. Guests can choose from a range of bedroom options including large family rooms. Amenities include complimentary Wi-Fi, and coffee facilities, television and hair dryer. The bedroom accommodation has been finished and maintained to a high standard.

Room Type	Room No's
Doubles	11
Family	3
Twins	3
Triple	2
<b>Total</b>	<b>19</b>

Planning approval has been granted for the construction of 9 additional bedrooms

## Fixtures & Fittings

The Belfray Hotel will be sold with the benefit of the fixtures and fittings.

## Title

Freehold.

## Site Area

The property is located on a site extending c. 1.8 acres.

## Star Rating

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

## Financial Information

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

## Rates

The property currently has a Rateable Value of £44,400, giving a rates liability of £23,121 approx. for the year 2023/24.

## TUPE

A purchaser will be required to comply with the current TUPE legislation and employment transfer. A list of employees is available from the selling agent.

## Energy Performance Certificate

The hotel has an EPC rating of C61 and is valid until 10 May 2025. A copy of the EPC is available on request.

## Price

On application.







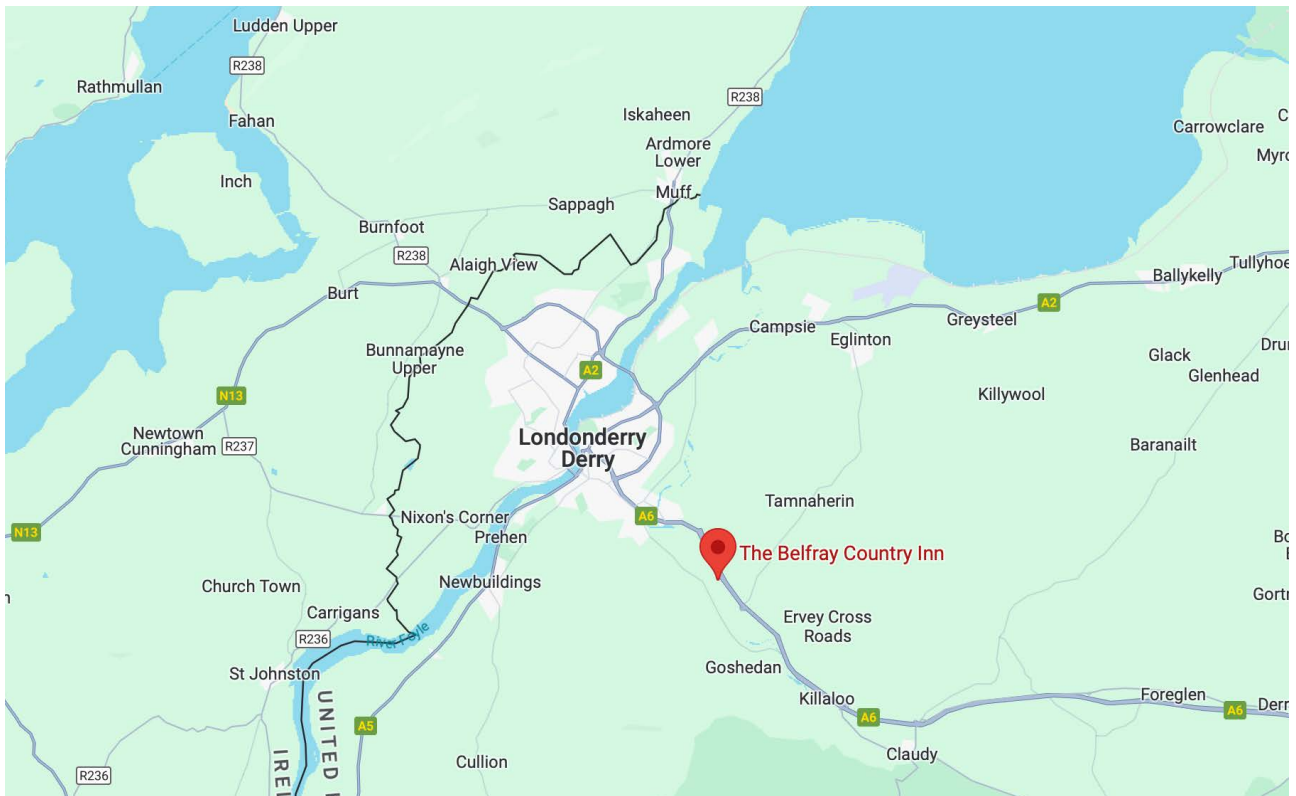








## Location map



## Contact

By appointment through sole agents:

**Brian Nixon**

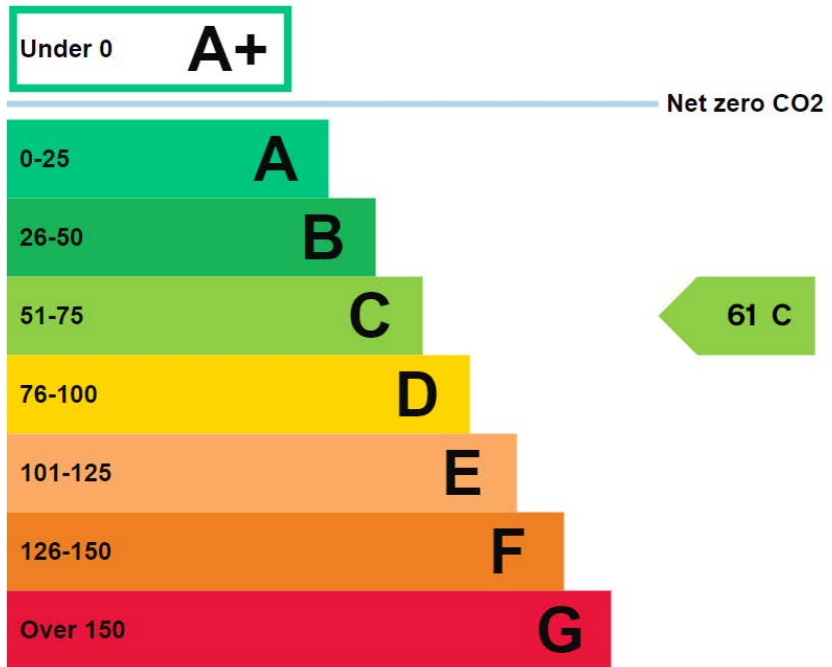
Mobile: 078 0103 2053

Email: [brian.nixon@whelan.co.uk](mailto:brian.nixon@whelan.co.uk)

Whelan Commercial Ltd  
Scottish Provident Building  
7 Donegall Square West  
Belfast BT1 6JH



MISREPRESENTATIONS ACT 1967 Whelan Commercial Limited (and their Joint Agents where applicable) for themselves and for the Vendors and/or Lessors of the property whose agents they are, give notice that (1) these particulars are a general guideline only, for the guidance of prospective purchasers or tenants, and they do not constitute the whole or part of an offer or contract; (2) Whelan Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (3) no employee of Whelan Commercial Limited and their Joint Agents where applicable) has any authority to make or give representation of warranty or enter into any contract whatever in relation to the property; (4) unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject; (5) these particulars are issued on the understanding that all negotiations are conducted through Whelan Commercial Limited.



Properties get a rating from A+ (best) to G (worst) and a score.