



Instinctive
Excellence
in Property.

To Let

Expressions of Interest Invited

Bushmills Hostel

47-49 Main Street
Bushmills
Co. Antrim
BT57 8QA

HOSPITALITY

CLOSING DATE
25 OCTOBER 2024



To Let

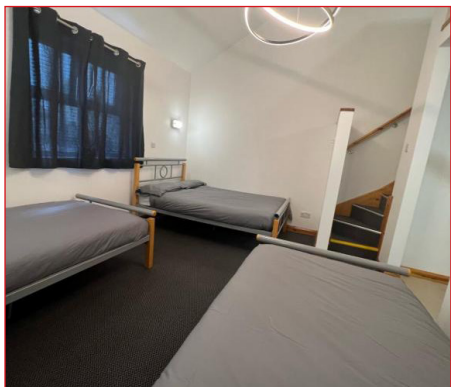
Expressions of Interest Invited

Bushmills Hostel

47-49 Main Street
Bushmills
Co. Antrim
BT57 8QA

HOSPITALITY

EPC



Location

The property is in the centre of Bushmills on the Causeway Coastal Route, just 2 miles from the Giants Causeway, a UNESCO World Heritage Site and home to the world’s oldest licensed distillery, Old Bushmills. The village is at the centre of all the main Causeway Coast attractions and close to the popular seaside towns of Portrush, Portstewart and Ballycastle. Belfast, Northern Ireland’s Capital, lies 60 miles to the south. The property is close to the 4 star Bushmills Inn Hotel, restaurants, cafes, bars and shops. The Visitor Information Centre and the main car park for the village are opposite.

Description

This mid terrace property on Main Street provides a retail unit (t/a Therapy) to the front and hostel which is accessed via double doors into a courtyard. The hostel provides a large reception area, kitchen, restaurant, conference room, lounge facilities, 20 no. ensuite bedrooms, Manager’s apartment and a walled garden. In it’s present form as a Youth Hostel there are 80 beds, some at mezzanine level and some bunk beds.

Accommodation

- Ground Floor** Retail Unit (front) Reception, lounge, kitchens, conference room and ancillary accommodation, 1 no. ensuite bedroom, Managers kitchen and living room and a walled garden courtyard.
- First & Second Floors** 7 no. ensuite bedrooms (front section), 12 no. ensuite bedrooms (rear section), Managers accommodation with 2 ensuite bedrooms.

Opportunity

This is a substantial property in the centre of the village located on the north coast of Antrim. The property comprises primarily the hostel complex but also the retail unit to the front is also included which will provide a new tenant to operate the entire property fronting Main Street. The hostel has been operating for many years providing affordable, budget accommodation for patrons. It is envisaged that the property will lend itself to a more commercial higher quality accommodation with food and beverage subject to the usual consents.

The landlord is seeking to relet the property to include the retail unit at the front as a whole or individually. We will consider other non-hospitality proposals for the opportunity also.

Expressions of Interest

We have been instructed by the landlord to invite Expressions of Interest for this leasehold opportunity in the hostel and retail unit as the current tenants are due to vacate later this year. Although we expect interest from hospitality operators in keeping with the current use of the property we will consider other proposals.

The deadline for submission of Expressions of Interest is Friday the **25th October** for the attention of: **Mark Carron (mark.carron@osborneking.com)**

Proposals should include:

- Tenant details
- Proposal for building
- Finance details
- Lease proposal including rental figures

Any other details you wish to provide for our clients consideration.



Rates

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

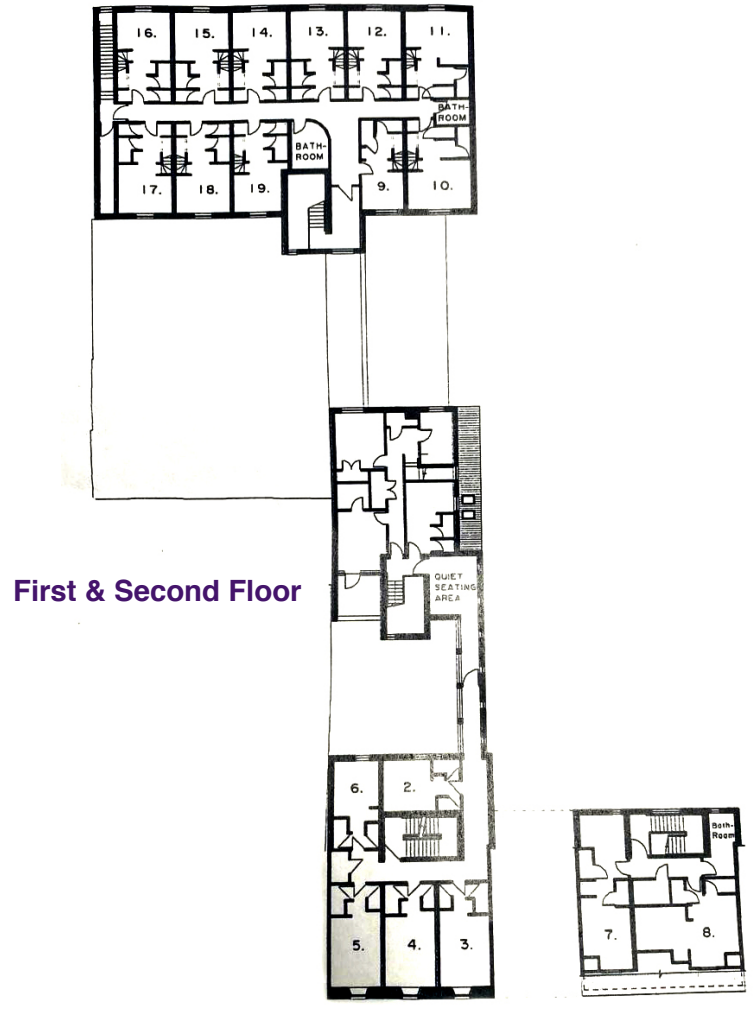
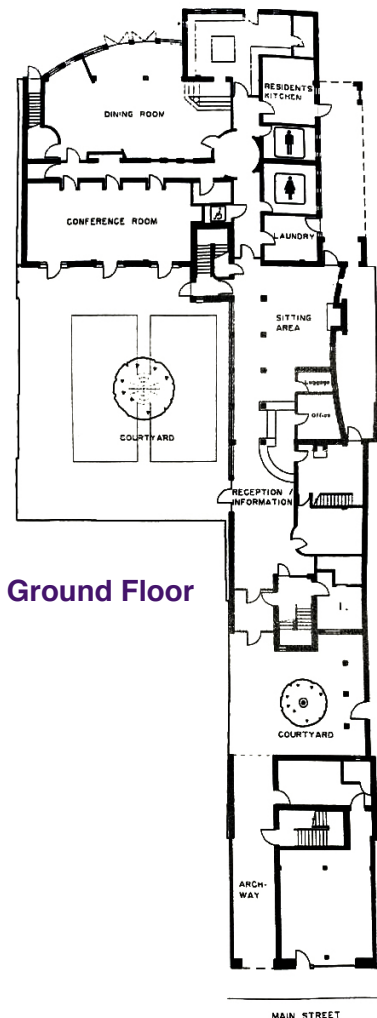
Net Annual Values: £24,400 (Hostel) & £5,000 (retail unit)

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

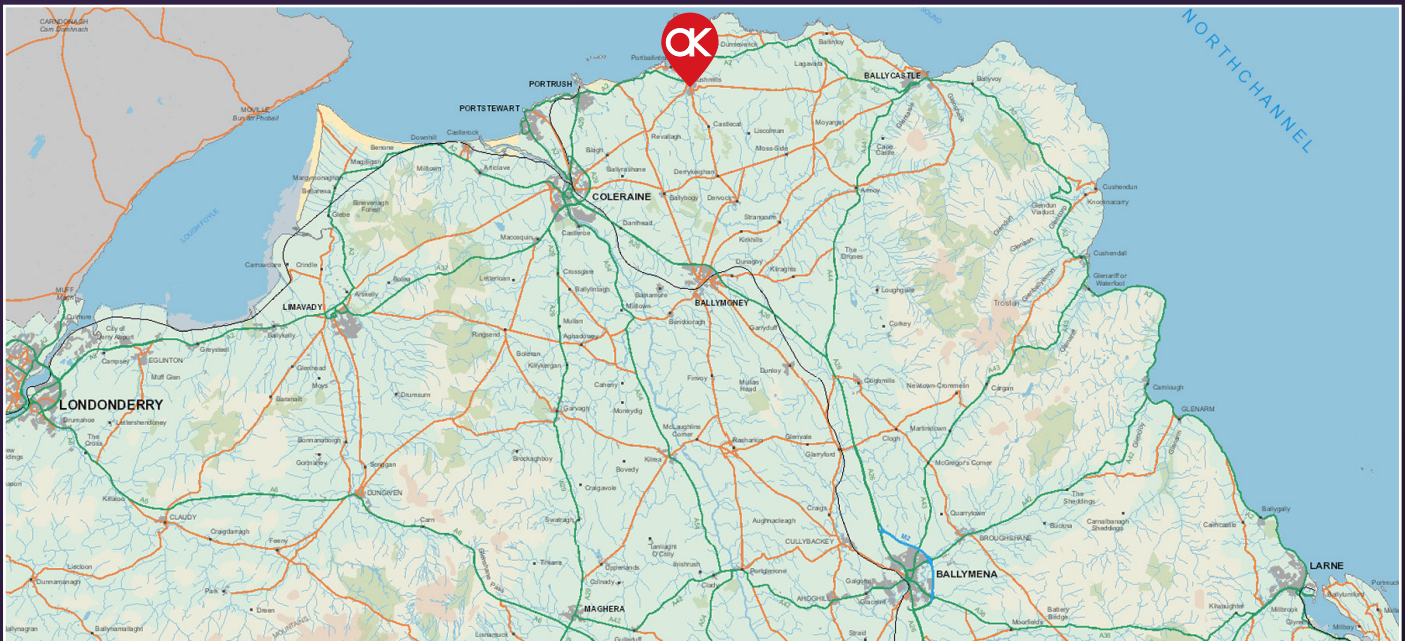
Anti-Money Laundering

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





FOR IDENTIFICATION PURPOSES ONLY



MARK CARRON: 📞 028 9027 0016 📠 079 8099 9149 ✉ mark.carron@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD
📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

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/uk/si/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.

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.