

SOLICITORS

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VIEWING/FURTHER INFORMATION

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or Franklins on 074 918 8000.



Map not to scale.



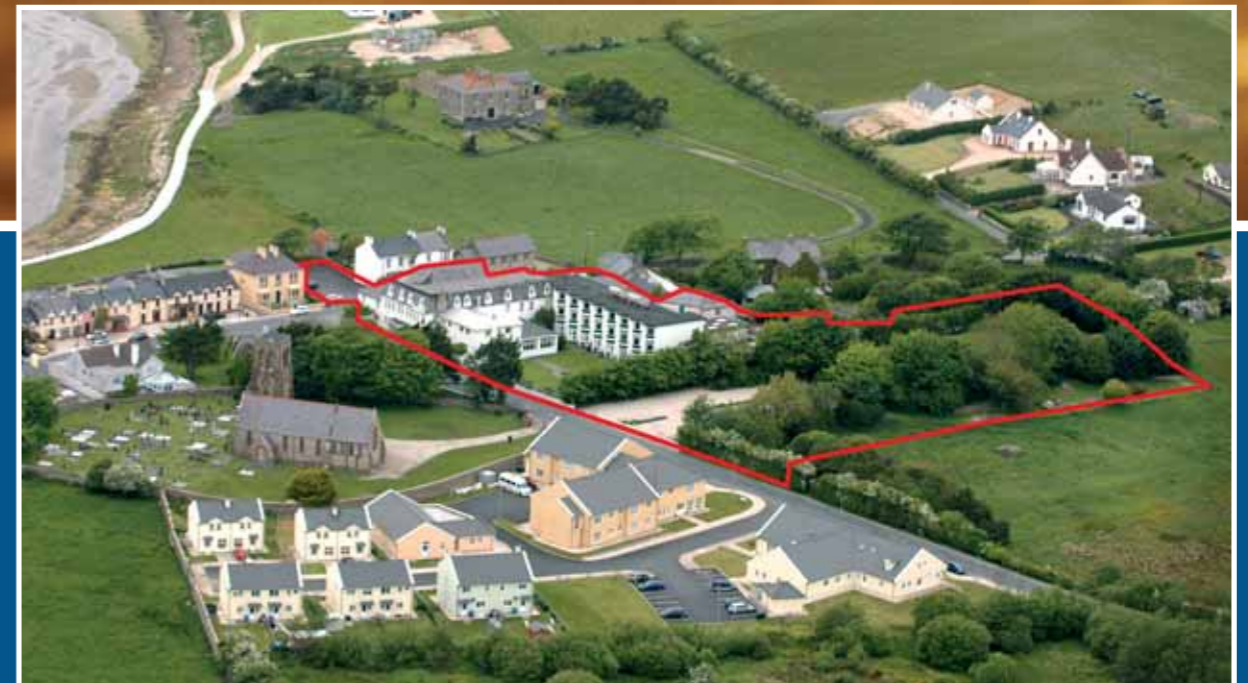
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FOR SALE BY PRIVATE TREATY



Carrigart Hotel

CARRIGART, ROSGUILL PENINSULA, Co. DONEGAL
On approx 0.97 ha. (2.4 acres)



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DONEGAL, CARRIGART AND TOURISM

With its many long sandy beaches, friendly local community and superb golf links courses, Carrigart, Downings and the Rosguill Peninsula in north Donegal is a very popular holiday resort with English, American, Irish and Northern Irish tourists. It also enjoys beautiful mountain views of Muckish, Errigal and the Derryveaghs and is an ideal base for touring the county.

Carrigart is a Victorian estate village and originally formed part of the estates of the Earls of Leitrim who occupied nearby Mulroy House. The village is on the R245 route between Letterkenny and Creeslough and is situated at the base of the Rosguill Peninsula, between Mulroy and Sheephaven Bays, in one of the most scenic parts of the county. Carrigart is the winner of numerous tidy town awards and is currently the holder of the tidiest Gaeltacht village award.

Access to the Donegal highlands has improved greatly in recent years with journey times much reduced. Carrigart is now approx. 3.5 hours drive from the M1/M50 junction in Dublin.

The Rosguill Peninsula offers a wealth of activities with sailing, windsurfing, diving, swimming, walking, horse riding and bird watching. Top class golf links skirt Sheephaven Bay at Dunfanaghy (18 holes), Rosapenna (45 holes) and St. Patrick's (where Jack Nicklaus has carried out some re-design on the 36-hole course which we understand will re-open in the near future). Glenveagh National Park with over 140sq. km. of nature reserve and spectacular scenery is 19km (12 miles) from Carrigart. Other nearby visitor attractions include Doe Castle, Dunlewey Lakeside Centre, Ards Forest Park and Dunfanaghy Workhouse. Local activities include Carrigart Riding Stables and Mevagh Dive Centre.

The village provides services for a large hinterland with supermarket, banking facilities, post office, medical surgery and general retail outlets. Carrigart also has an attractive public park that fronts the shoreline.

A bridge connecting the Rosguill Peninsula to the Fanad Peninsula is currently under construction nearby and is due to be completed next year. It will greatly improve accessibility and bring increased business to both peninsulas.

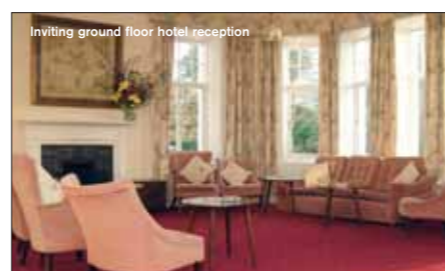


THE HOTEL

The 3 Star Carrigart Hotel has been owned by the Walsh Family for 60 years and represents an excellent opportunity for a purchaser to acquire a well-known trading business with planning permission for holiday home development and offers potential for a mixed commercial and residential scheme. In addition to developers and builders, the property is of appeal to hoteliers and business purchasers interested in expanding and redeveloping the property as a going concern. The property, although well maintained over the years, would benefit from modernisation and upgrading.

This landmark part Victorian hotel was designed as a centrepiece for the village in the 1880s. It comprises a three-storey structure with Mansard roof together with 1970's extensions. The accommodation briefly comprises a large front lounge, reception area, lounge bar and public bar, bistro restaurant, kitchen and services areas. The lounge bar is licensed to accommodate approximately 200 people and the bistro restaurant has seating for 110 patrons.

Upstairs there is a drawing-room, television lounge and snooker room for guests.



To the rear of the hotel there is a 50ft. indoor heated seawater swimming pool, changing rooms, small gym area, sauna and squash court. The property has 38 three star en-suite bedrooms some of which incorporate family suite accommodation. There are a further 16 bedrooms (4 en-suite) some of which are original Victorian bedrooms. These additional rooms are not currently in use as guest accommodation.

To the rear of the property there is a service yard with part two-storey and single storey outbuildings. To the side of the property there is a beautiful garden with french door access from the restaurant, a separate car park for patrons together with a tennis court, croquet lawn and crazy golf. There is a second car park situated opposite the hotel on Main Street, as outlined on the attached Ordnance Survey map. This site extends to approx. 0.04 ha. (0.1 Acres).



TOWN PLANNING

The Victorian section of the property is contained on the Register of Protected Structures. The entire property is situated within the Carrigart village boundary. The award winning MacGabhann Architects practice on 25/07/2008 (Reg Ref: 08/50199) obtained FPP for 21 no. 2, 3 and 4 bedroom three-storey holiday townhouses beside the hotel with an average size of 137 sq. m. On 12/05/2006 (Reg Ref: 06/50353) FPP was obtained for the conversion of 23 of the bedrooms in the 1970s block beside the hotel to 8 holiday townhouses with an average size of 78 sq. m. each. Copies of the plans and planning permissions are available on request. No social and affordable housing conditions are attached to these grants of planning permission.

BUSINESS

The hotel is currently run as a seasonal business although the bar and lounge remain open at weekends all year. The property offers excellent potential for further expansion of the existing business and for the modernisation and refurbishment of the hotel accommodation.

This is an ideal opportunity for owner-occupiers and investors to acquire an existing hotel property on a substantial site. The property will also have appeal to developers and builders interested in fully exploiting the development potential of this excellent village site.

This is a rare chance to purchase a well-known business with full planning permission to develop holiday home accommodation and is a truly unique opportunity in one of the county's most desirable holiday locations.

An inventory of items both included and excluded from sale is available on request. The hotel has an excellent website - www.carrigarthotel.com. A copy of the 2007 accounts is available on request to principals only.

ACCOMMODATION

(Note: approx. gross internal areas inc. corridors and staircases)

Description	Sq. M.	Sq. Ft.
Entrance, Reception and Seating Area	93	1,000
Lounge and Bar with WC's	158	1,700
Bistro Restaurant	139	1,500
Kitchen, Staff, Service Areas and Boiler	279	3,000
Drawing-room, TV Lounge and Snooker Room	112	1,200
24 three-star en suite bedrooms (mainly 1970's)	720	7,750
14 three-star en suite bedrooms	348	3,750
16 further bedrooms (4 ensuite) (not let)	411	4,420
Indoor Swimming Pool, Gym & Squash	334	3,600
Rear Outbuildings	232	2,500
Approximate Total Gross Internal Area	2,826	30,420

TITLE

The property in sale is held under freehold title and is contained on the Register of Protected Structures. The property has a 7-day publican's licence.

PRICE

On application.

