

For Sale Due to Retirement



FOR SALE (As a Going Concern)

**Londonderry Arms, 20 Harbour Road, Carnlough,
Ballymena BT44 0EU**

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LOCATION

Carnlough is a charming coastal village in the heart of the Glens of Antrim, a designated area of outstanding natural beauty. It sits at the foot of Glencloy, the second of nine Glens.

The Hotel is positioned on the iconic Causeway Coastal Route, about an hour from two of Ireland's main tourist attractions, the UNESCO Giant's Causeway and Belfast's Titanic Museum.

Carnlough is also about an hour from Royal Portrush Golf Club an only 30 minutes from Galgorm Castle Golf Club.

The hotel overlooks the picturesque harbour which is the focal point of the village and which in recent years was one of the locations used in Game of Thrones.

The area's treasure trove of natural beauty includes the Cranny Falls waterfall and Carnlough beach, both within walking distance of the Hotel.



**C. 34
MILES
TO
BELFAST**

**C. 46
MILES
TO
GIANTS
CAUSEWAY**



**C. 60 MINS DRIVE TO
ROYAL PORTRUSH
GOLF CLUB**

**C. 30 MINS DRIVE TO
GALGORM CASTLE
GOLF CLUB**



**C. 50 MINS DRIVE TO
BELFAST INTERNATIONAL
AIRPORT AND BELFAST
CITY AIRPORT**



LONDONDERRY
ARMS

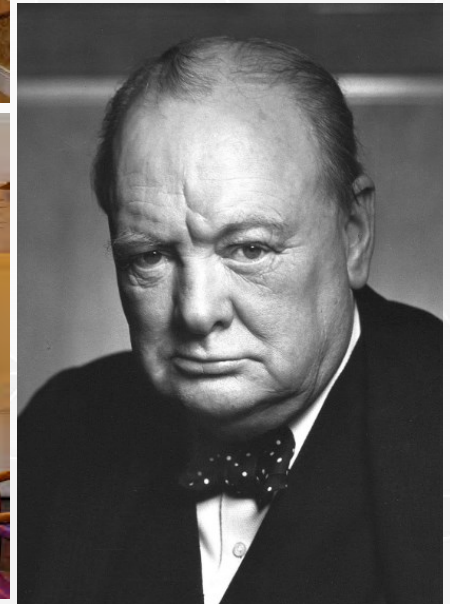
ASSET OVERVIEW

- Fully licensed with 37 Bedrooms
- Formal and relaxed Restaurant and Bars
- Range of Wedding and Conference Facilities
- On-site parking
- Potential for further development
- Built in 1848, it was once owned by Winston Churchill.
- Situated in the heart of the Glens of Antrim overlooking Carnlough harbour
- Equidistant between the Giants Causeway and Titanic Belfast
- Surrounded by features such as Glenarm Castle, Glenariff Forest Park, Carrick-a - Rede Rope Bridge, Bushmills Distillery and the Gobbins Cliff Path
- Close to several internationally acclaimed golf clubs

THE HISTORY

Built in 1847 as a Coaching Inn by Frances Anne Vane Tempest the Marchioness of Londonderry. The Marchioness 'legacy is still evident -she commissioned Carnlough's townhall, railway track, bridge and its protected harbour. Following her death the property was inherited by Sir Winston Churchill, a globally significant historical figure.

Since 1947 the Hotel has been owned by the O' Neill family. The Londonderry Arms is one of the longest established family Hotels in Ireland. The family sympathetically extended and restored the Hotel retaining its original features and maintaining its unique character throughout. A five bay wing built around 25 years ago ,with its vaulted ceilings ,exposed beams and open fires ,blends seamlessly with the original Georgian building.



DESCRIPTION

The subject comprises a Georgian two-storey three-bay building with five-bay annex to the rear. The building has a Bangor blue slate roof, timber sliding sash windows, Tuscan columns, and ornamental plasterwork.

The hotel benefits from a range of elegant original features including open fires and vaulted ceilings. There is also a modern lift providing access to the first and second floor.

In addition there is a substantial former Church Hall at the rear of the property which would be suitable for redevelopment (subject to the necessary planning consents).

Externally there is a carpark laid in tarmac facing the hotel providing space for over 20 cars as well as an enclosed boiler house immediately east of the hotel.

The hotel is B2 Listed (HB Ref No: HB06/01/008).

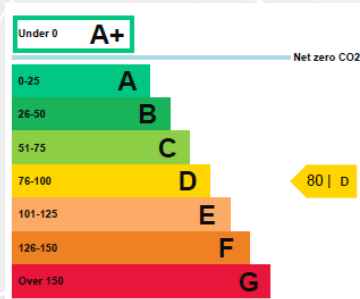
ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR	C. 752 sq m	C. 8,099 sq ft
FIRST FLOOR	C. 767 sq m	C. 8,254 sq ft
SECOND FLOOR	C. 283 sq m	C. 3,050 sq ft
TOTAL NET INTERNAL AREA	C. 1,803 sq m	C. 19,403 sq ft

SITE AREA

The overall site area of the property extends to 0.56 acres / 0.23 hectares.

EPC





BEDROOMS

The hotel provides 37 ensuite bedrooms over three levels, with each room having been individually and tastefully decorated. Guests can choose from a range of Bedroom options and styles including large family rooms .



FUNCTION ROOMS

The Hotel has 4 fully licensed rooms to hold Weddings and other larger social gatherings. More intimate parties can also be accommodated in smaller rooms. All the function rooms can also be hired as conference suites for seminars, meetings or workshops.



DINING / BAR

The hotel has two restaurants, the Frances Anne and Tapestry Room Restaurant, and the Coach House Bistro offering both a formal and more relaxed dining experience. The property also has two bars, The Churchill Lounge and the Arkle Whiskey Bar which showcases popular local Whiskeys.

ACCOUNTS

Details of trading accounts available to bonafide parties upon request.

SALES DETAILS

PRICE: Price on Application

TITLE: The property is held under freehold / long leasehold title

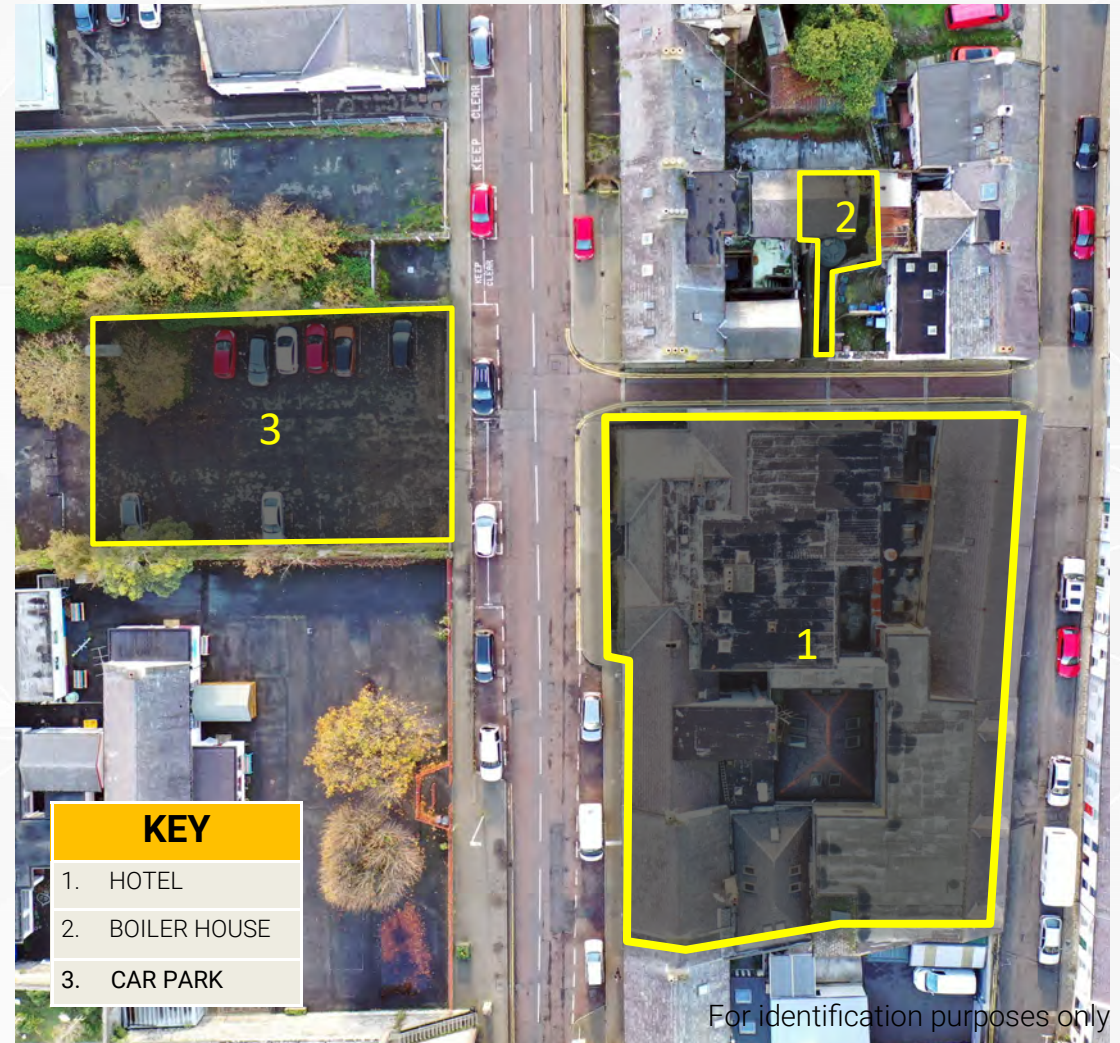
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

Northern Ireland Business Rates are currently under review.

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

REF: 9431



FURTHER INFORMATION

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