

FOR SALE BY PRIVATE TREATY

Kilmorey Arms Hotel

41 Greencastle Street, Kilkeel, Co. Down, BT34 4BH



savills

Description

This is a substantial Grade B2 Listed hotel of traditional construction dating back to the mid 19th century.

The hotel reception is accessed via Knockchree Avenue. The ground floor provides a public bar, lounge, restaurant, kitchen, function suite as well as associated service areas. Also to the rear of the property is an enclosed beer garden with its own bar servery providing covered seating area. The ground floor accommodation has been refurbished to a good standard.

The first floor is accessed via a stairwell or passenger lift off the reception foyer. The hotel provides 24 no. en-suite bedrooms which have been modernised. In addition this level provides conferencing facilities to include the Binnian and Knockchree suites. In addition two further staff bedrooms are located on the second floor.

The bedroom accommodation is finished to a good standard with some of the en-suites recently benefitting from refurbishment.

The property provides vehicular access off Knockchree Avenue into the rear car park, service entrance and garden area.

To the rear of the property is an enclosed beer garden with its own bar servery providing covered seating area.





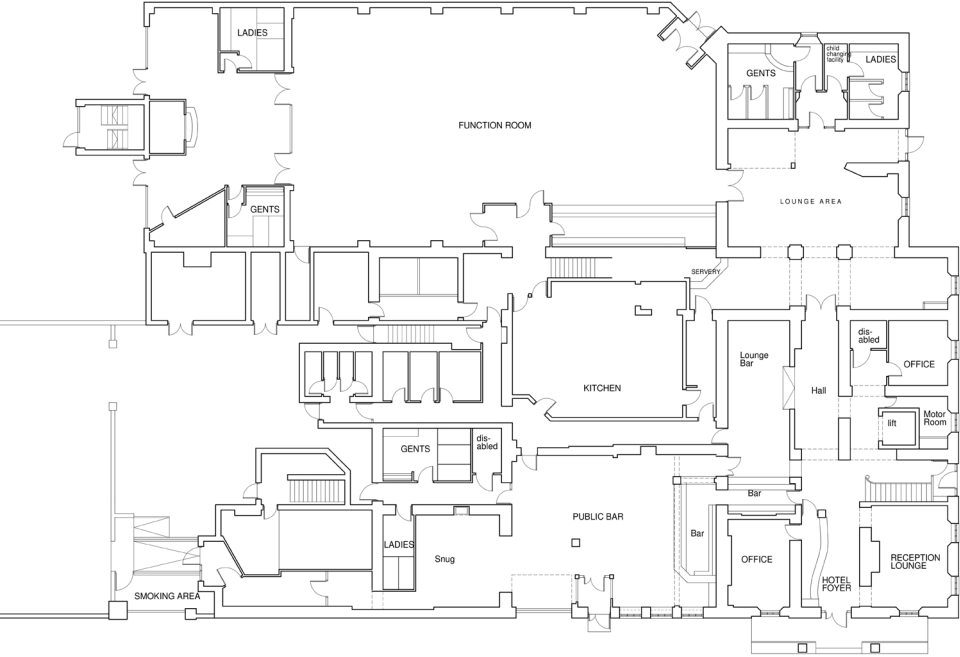
Floor plans



ELEVATION FACING GREENCASTLE ROAD



ELEVATION FACING KNOCKCHREE AVENUE



GROUND



FIRST

Accommodation

Description	Sq Ft	Sq M
Ground Floor	13,024	1,210
First Floor	11,442	1,063
Second Floor (Part)	-	-
Total	24,466	2,273

(Gross approximate internal areas off architects plans, excludes second floor).

Description	Acres	Hectares
Site Area	0.62	0.25

SALE PROPOSAL

This well-established hotel is being offered for sale by Private Treaty due to the owners proposed retirement. The hotel has been successfully operated by the vendor for the last decade and provides a solid trading performance. The hotel is fitted to a high standard throughout following continuous refurbishment requiring negligible capex from a new owner. The business provides strong revenue streams from accommodation, beverage, and food sales. There is further potential to grow the business and enhance revenue.

Guide price and further information upon request from the sole selling agents.

FIXTURES/FITTINGS

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

TRADING ACCOUNTS

Trading accounts will be provided to potential purchasers on request.

LICENSING

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

Further information

PLANNING

The property is B2 Listed (HB reference no. HB16/03/012).

RATES

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

Net Annual Value: £35,000

Estimated Rates Payable 2025/26: £21,027

VAT

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

EPC

D84. Full EPC certificate available on request.

CONTACT



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