



DIAMOND COAST
HOTEL

ENNISCROME ♦ COUNTY SLIGO





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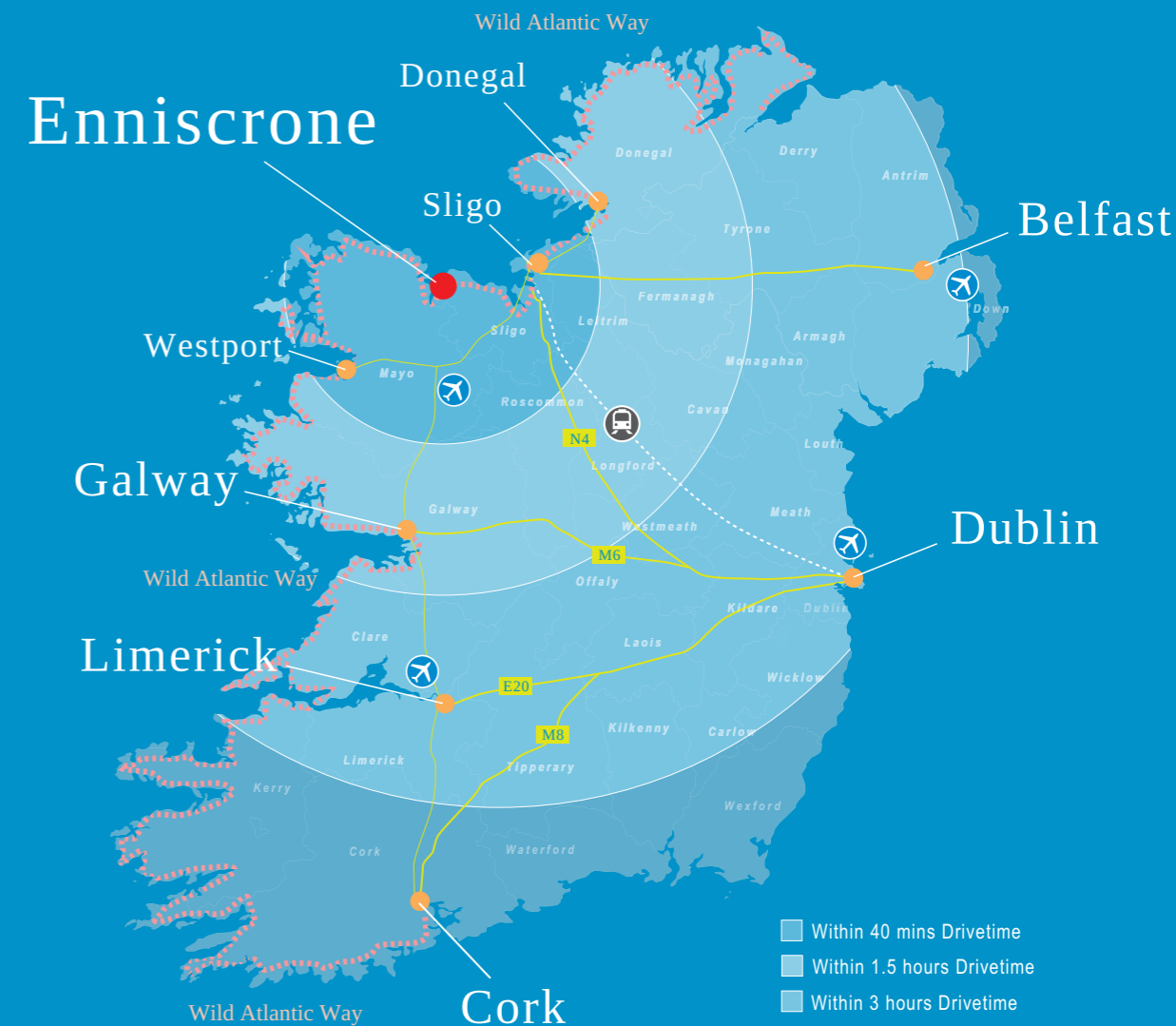
Sale Highlights

- ◆ Outstanding, purpose-built four star hotel featuring 94 spacious bedrooms in the beautiful seaside town of Enniscrone, Co. Sligo
- ◆ Coral Restaurant, Stir Bistro and Inishaven Bar provide an extensive food and beverage offering for guests in a tranquil setting
- ◆ Modern conference and banqueting facilities, ideal for both small and large functions
- ◆ Popular wedding venue
- ◆ Seaside location on Killala Bay provides an ideal location for family and leisure breaks

This hotel is offered for sale by Private Treaty on behalf of David Hughes, Receiver, EY.



- ◆ 4 STAR HOTEL WITH 94 SPACIOUS BEDROOMS
- ◆ SEASIDE LOCATION ON KILLALA BAY



Location

The crashing waves of Enniscrone Point bring surfers to shore and tourists to town. This popular location on the Sligo coastline is 14km north of Ballina and 56km south west of Sligo town. Fronting the main road approximately 1km south west of the town, Diamond Coast is perfectly located close to the town and beside the magnificent Enniscrone Golf Club, ranked 15th in Golf Digest Ireland's top 100 list 2014.

County Sligo enjoys inspiring natural terrain such as Benbulbin Mountain and Knocknarea Mountain, with scenic beaches dotted along Fáilte Ireland's Wild Atlantic Way coastal route. Sligo is a growing leisure destination for outdoor pursuits.

Distances

- SLIGO **56 KM**
- WESTPORT **68 KM**
- GALWAY **128 KM**
- LIMERICK **210 KM**
- DUBLIN **247 KM**

Hotel Facilities

Food and Beverage

The Diamond Coast Hotel offers an excellent range of food and beverage facilities. It is an important amenity year round for local residents and a focal point for the neighbouring holiday homes.

Coral Restaurant

The main restaurant in the hotel with its own bar provides a relaxing atmosphere for guests.

Stir Bistro

Offering a more informal dining experience, Stir Bistro is an inviting alternative to the main hotel restaurant.

Inishaven Bar

Stylish and comfortable, the Inishaven Bar is a perfect venue for live music or simply to unwind after an active day.



Bedrooms

- ◆ 3 SINGLE ROOMS
- ◆ 5 SUITES
- ◆ 18 DOUBLE ROOMS
- ◆ 22 FAMILY ROOMS
- ◆ 46 DOUBLE / SINGLE ROOMS

Many of the 94 spacious bedrooms enjoy impressive views over Killala Bay and the neighbouring Enniscrone Golf Course. All bedrooms are en-suite and fully equipped with free WiFi, TV, telephone, safe, hairdryer and tea and coffee making facilities.

Conference and Banqueting Facilities

The hotel's extensive conference and banqueting facilities are filled with natural daylight and modern conveniences, perfect for various functions.

Suite	Baratagh	Devlin	Belville	Mermaid
Theatre Style	800	60	30	20
Classroom Style	350	30	20	15
Boardroom Style	200	30	12	12
Banquet Style	450	N/A	N/A	N/A

The Diamond Suite (approx. 190 sq.m.) is directly interlinked with the Baratagh Suite creating a versatile space.

Weddings

The Diamond Coast Hotels' spacious interior and picturesque coastal setting make it an ideal wedding venue.

The Baratagh Suite has an excellent reputation for hosting such special occasions and can accommodate up to 450 guests for dinner. Throughout 2015 the hotel expects to host 78 weddings.



Tenure

Freehold

Rates

Rates Payable for 2015 - €82,793

BER

The hotel has a B2 rating. A full report is available to interested parties.

Services

We are advised that the following services are available: Electricity, water and sewage.

TUPE

The purchaser will be required to comply with the relevant legislation in respect of employees.

Basis of Sale

This property is being offered for sale on the instruction of David Hughes, Receiver, EY.

Offers are invited for the freehold interest in the property on the following basis:

- Fixtures, fittings and equipment are included in the sale
- In addition to the price, all consumable stock is to be purchased at valuation upon completion

Viewing

Strictly by appointment with the sole selling agents, Savills Hotels and Leisure. Under no circumstances should any direct approach be made to the hotel.

Further Information

Interested parties may be given access to a data room upon signing a non-disclosure agreement. The data room contains additional information, including floor plans, site maps, financial information, BER Report and other relevant property details.

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