

Quality Hotel & Leisure Centre

REDBARN BEACH, YOUGHAL, CO. CORK



*“A stunning setting with sandy
beaches and spectacular ocean views”*

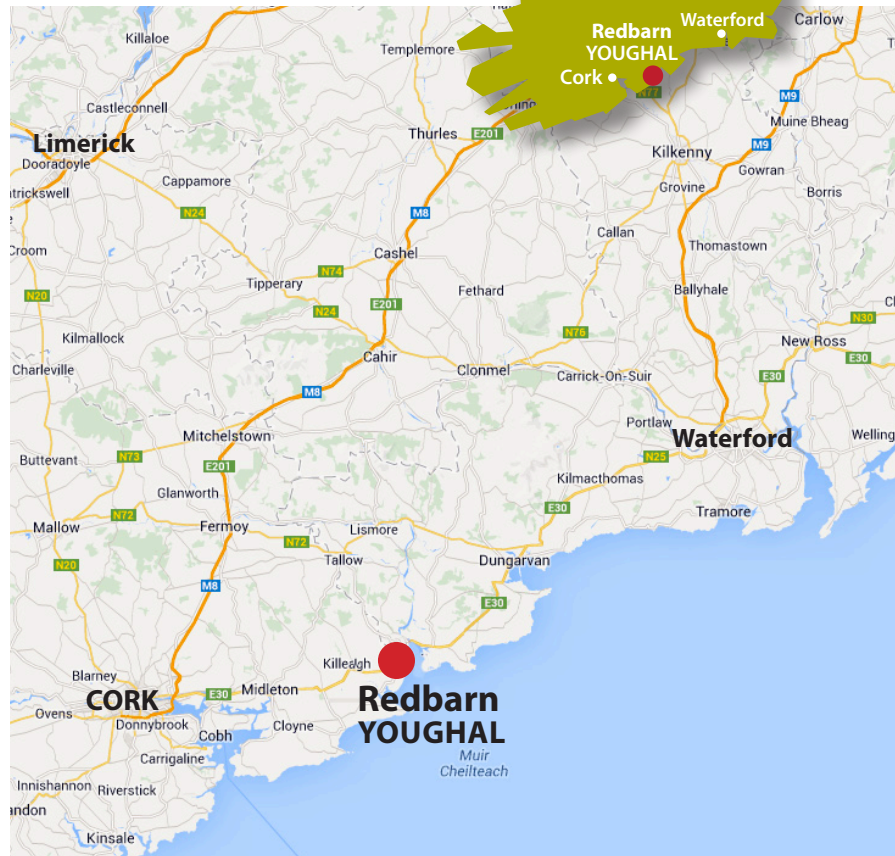
FOR SALE BY PRIVATE TREATY

BER C2

THE HOTEL IS OFFERED FOR SALE BY PRIVATE TREATY ON THE
INSTRUCTIONS OF MICHAEL COTTER OF ERNST & YOUNG

SALE HIGHLIGHTS

- Established modern 3 Star Hotel
- Features 25 spacious bedrooms, conference and banqueting facilities, modern leisure centre with 20m pool
- Exceptional location overlooking the beach and Youghal Bay
- Only 35mins from Cork City and Airport
- Strong family and leisure business adjacent to 48 apartments and 52 holiday homes
- Available clear of the hotel Franchise or Management Agreement.



LOCATION

Magnificently sited on Redbarn Beach and directly overlooking Youghal Bay this hotel is also convenient to Youghal town centre approx. 5kms to the east. Youghal is also within walking distance via an easy stroll along Redbarn Beach.

Youghal is a long established and popular tourist and market town serving a large hinterland, it has an abundance of boutique shops, bars, restaurants and visitor attractions. Located just off the N25 Cork to Rosslare by-pass Youghal is easy accessible and has numerous attractions nearby including, Fota Wildlife Park, Perks Family Entertainment Centre, Leahy's Open Farm and the Titanic Experience in Cobh.



THE PROPERTY

The Hotel and Leisure Centre opened in 2004 and was developed along with a scheme of 48 apartments and 52 holiday homes. The hotel comprises 3 storeys with all public areas taking advantage of the stunning beach and bay views.

BEDROOMS

There are 25 spacious bedrooms comprising of:

- 7 x Double Rooms
- 15 x Double Single Rooms
- 3 x Family Rooms

All 25 bedrooms are accessed via a lift and are equipped with Tea & Coffee making facilities, multi channel TV, direct dial telephone, DVD player, hairdryer, iron and ironing board.



FOOD & BEVERAGE FACILITIES

LANNIGANS RESTAURANT - Lannigans is situated on the second floor and enjoys panoramic views of Youghal Bay. With a seating capacity for 100 guests it is the perfect setting for a romantic dinner, family gatherings, reunions and social nights out.

COAST BAR - The Coast Bar is modern and contemporary in design and located on the ground floor level with capacity for 85 seated guests, it is an atmospheric spot for a relaxing drink and with live music entertainment proves to be a popular venue with both residents and the local community.

Alfresco Dining on the Bar Terrace overlooking Redbarn Blue Flag Beach is perfect for the long summer nights.

CONFERENCE FACILITIES

The Redbarn Suite is located at a vantage point with elevated views of Youghal Bay. This is the ideal venue for business meetings, seminars, training sessions, workshops and small conferences. Room Dimensions are 6.5m x 9.3m and it can seat 50 delegates theatre style.

LEISURE FACILITIES

Club Vitae Leisure Centre is detached from the hotel, it has a 20 metre heated swimming pool, childrens play pool, Sauna, Steam Room and Jacuzzi, fully equipped gym, fitness studio, 4 treatment rooms, relaxation area, kids play room and 2 x Floodlit Astro Turf all weather sports pitches.

TENURE

Long leasehold, 1,000 years from 2005.

RATES

Rates Payable for 2014 – €51,847.

BER

C2.

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 Michael Cotter, Receiver, Ernst & Young. Offers are invited for the long leasehold 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. Under no circumstances should any direct approach be made to the hotel.

FURTHER INFORMATION

Interested parties may be given access to an information pack upon signing a Non-Disclosure Agreement. The information pack contains additional information, including floor plans, site maps, financial information, BER Report, services information and other relevant property details.

GUIDE PRICE

In the region of €450,000.



SELLING AGENTS

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