



Yeats Country Hotel

ROSSES POINT, CO. SLIGO, IRELAND

HOTEL, SPA AND LEISURE CLUB
FOR SALE BY PRIVATE TREATY

Superb opportunity to
acquire a 4-star, 98 bedroom
hotel on Ireland's Wild
Atlantic Way overlooking The
County Sligo Golf Club and
the Atlantic Ocean.





Investment Highlights



4 Star Hotel with 98 large en-suite bedrooms



Elsinore Restaurant and Winery Bar & Grill



Luxury Spa with 6 treatment rooms and Leisure Club with 18 metre swimming pool & fully equipped gym



Large existing carpark and potential for future development (SPP)



Vacant Possession Hotel with rebrand and re-launch opportunity



Ideally located next to The County Sligo Golf Club and Rosses Point Beach with spectacular views of Sligo Bay

Note: This hotel has accommodated Ukrainian guests since December 2022.

Location

The hotel is situated on the Wild Atlantic Way in the affluent seaside village of Rosses Point, just a 10 minute drive from Sligo town.

Golf

Sligo is the perfect destination for Links golf enthusiasts, offering world class courses in a scenic coastal setting. The County Sligo Golf Club (Rosses Point) is ideally located next to the Yeats Country Hotel and is ranked in the Top 100 Greatest Golf Courses in the world. It is an 18 hole Championship Course that has magnificent views of the Atlantic seascape and hosts the annual West of Ireland Amateur Open Championship. Guests can also play the world-renowned Strandhill Golf Club, just across the bay or Enniscrone Dunes Championship Links Course, voted the "Best in Connacht" by Golfers Guide to Ireland. Bundoran Golf Club offers cliff top Links just a 35 minute drive away and Tubbercurry Golf Club is a unique golfing experience at the foot of the Ox Mountains.

Nearby Attractions

- County Sligo Golf Club
- Rosses Point Beach
- Strandhill Golf Club
- Coney Island
- Oyster Island
- Yeats Building & Memorial Centre
- Drumcliffe Church & W.B Yeats Grave
- Sligo Abbey
- Lissadell House
- Showgrounds Stadium (home of Sligo Rovers FC)
- Markievicz Park (home of Sligo GAA)

Yeats Country Hotel



Connectivity

The N4 motorway connects Sligo town to Dublin, providing ease of access for both domestic and international visitors to the region. Tourists took over 8 million trips to the Wild Atlantic Way in 2023 and it is reported to be worth over €3 billion in revenue to the Irish economy.



Yeats Country Hotel Bus Stop
20 meters



Sligo Town
10 minute drive



Sligo Macdiarmada Train Station
12 minute drive



Ireland West Airport Knock
50 minute drive



Galway City
2 hour drive



Limerick City
2 hours 45 minute drive



Belfast
2 hours 50 minute drive



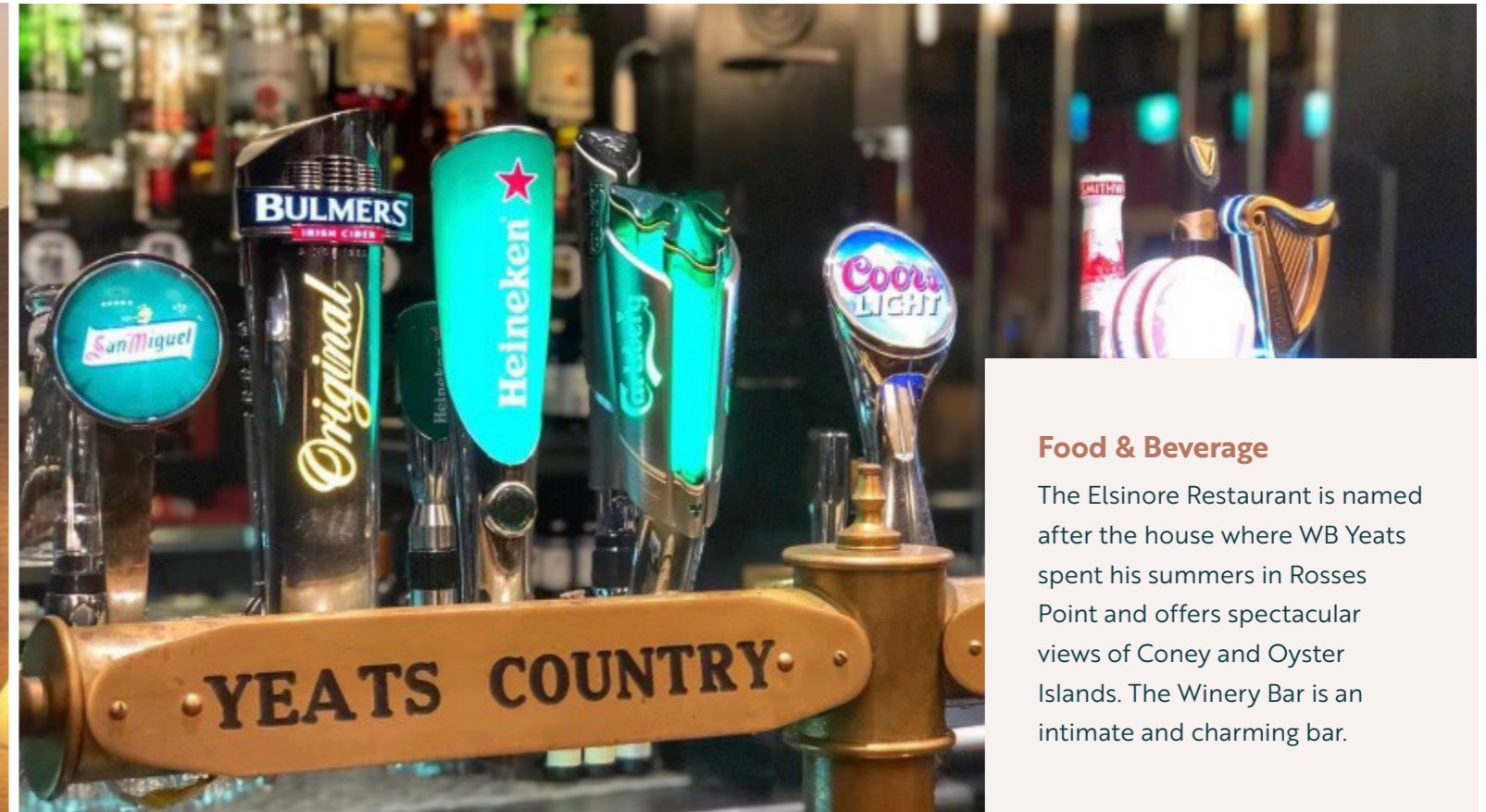
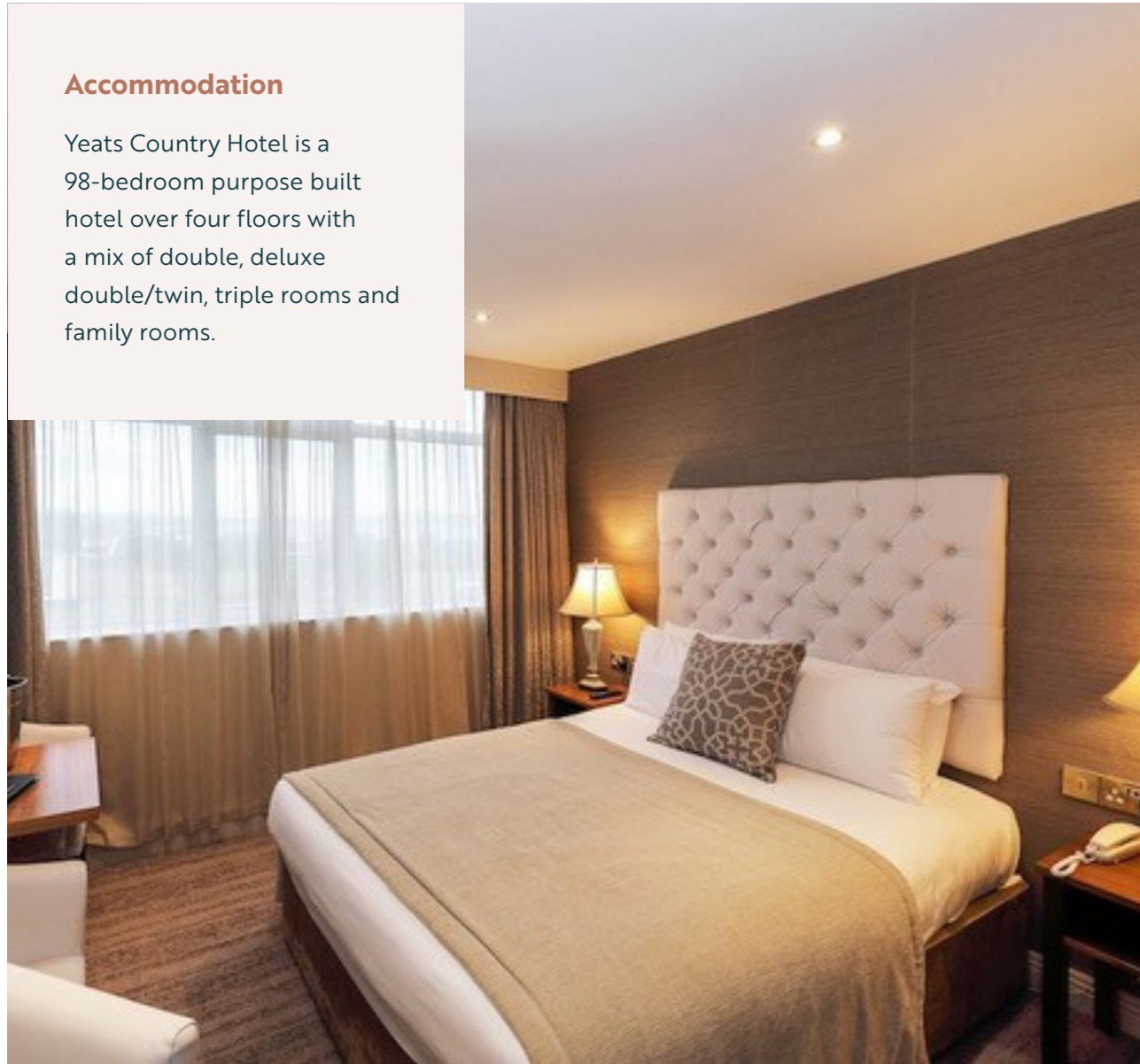
Dublin
2 hours 50 minute drive



Yeats Country Hotel boasts spectacular views of Sligo Bay and is situated next to Rosses Point beach, a 2km stretch on fine sandy beach with beautiful views of the Knocknarea mountains to the south and Benbulbin to the north.

Accommodation

Yeats Country Hotel is a 98-bedroom purpose built hotel over four floors with a mix of double, deluxe double/twin, triple rooms and family rooms.



Food & Beverage

The Elsinore Restaurant is named after the house where WB Yeats spent his summers in Rosses Point and offers spectacular views of Coney and Oyster Islands. The Winery Bar is an intimate and charming bar.

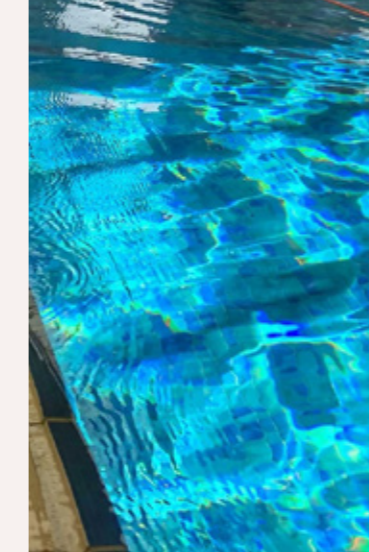


Eros Spa

The Eros Spa has 6 luxury treatment rooms and offers seaweed baths.

Leisure Club

The Leisure Club has an 18 metre swimming pool, jacuzzi, sauna, steam room and fully equipped gym.



Rebrand and Development Opportunities

The Hotel has operated under a government contract to provide emergency accommodation to Ukrainian residents since December 2022.

There is an opportunity to rebrand and relaunch the hotel under new ownership. The Hotel and Spa could be re-positioned as a destination hotel along the Wild Atlantic Way, in close proximity to world class golf courses.

The hotel has a large existing carpark and there could be potential to develop the site (SPP).



Data Room Access

Further information on this opportunity is available in the confidential Data Room. Access to the Data Room will be made available upon request and after signing an NDA.



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