



Hydro Hotel

LISDOONVARNA, CO. CLARE,
IRELAND

FOR SALE BY PRIVATE TREATY BY SAVILLS



Historic 113 bedroom, 3 Star Hotel featuring 19th century original architecture



Strong tour business hotel



Large function room for music & events and nightclub (660 pax)



Extensive grounds with on-site carparking & tennis court on 1.8 acres



Vacant Possession Hotel with rebranding potential



Ideally located in Lisdoonvarna town at the heart of the Burren, a short distance from significant tourist attractions such as the Cliffs of Moher, Lahinch and the Aran Islands



Spacious bar with 310 covers and restaurant with 150 covers



Host venue for famous Lisdoonvarna Matchmaking Festival (40,000 visitors annually)



50 years+ of family ownership

*Note this hotel has accommodated Ukrainian guests since March 2022

Location

The hotel is situated in Lisdoonvarna town at the heart of the Burren, a breathtaking karst limestone landscape on the Wild Atlantic Way. Only 11km to the Cliffs of Moher, Lisdoonvarna is the ideal location to explore the West Coast of Ireland. Regular ferries to the Aran Islands depart from Doolin, just 9km from the Hydro Hotel. Lahinch town is only 15km away, renowned for its Blue Flag beach and excellent surfing conditions.

SPA WELLS

Lisdoonvarna is home to a beautifully restored Victorian spa wells. This heritage centre showcases the history of Lisdoonvarna as a renowned spa town, famous for its healing mineral waters since the 18th century, making it a popular destination for those seeking relaxation and wellness.

MATCHMAKING FESTIVAL

Lisdoonvarna hosts an annual Matchmaking Festival every September which dates back over 160 years. It is the largest of its kind in Europe and attracts 40,000 people each year.

NEARBY ATTRACTIONS

Attraction	Drive Time		
Lisdoonvarna Spa Wells	1 min	The Burren Unesco World Heritage Site	12 mins
Lisdoonvarna Heritage Trail	1 min	Aran Islands - Ferry from Doolin Pier	14 mins
The Burren Smokehouse	1 min	Cliffs of Moher	16 mins
Mountain View Horse Riding Centre	6 mins	Lahinch Beach and Surf School	18 mins
Doolin Cave	8 mins	Fanore Beach	20 mins
Kilfenora Cathedral & High Crosses	9 mins	Caherconnell Stone Fort	22 mins
		Aillwee Cave	23 mins

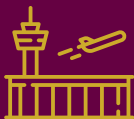


Lisdoonvarna is well connected to Ireland’s main cities. It is accessible from Dublin, Cork, Galway and Limerick. The hotel is also easily accessible by air, with Shannon Airport less than a 1 hour drive away. The M6 motorway connects Lisdoonvarna to Dublin and the town is ideally situated within a 3 hour drive of Ireland’s main cities with access to a population of over 3 million people.



BY CAR

- Lahinch – 15 minute drive
- Ennis – 35 minute drive
- Limerick City – 1 hour 10 minute drive
- Galway City – 1 hour 15 minute drive
- Cork City – 2 hours 30 minute drive
- Dublin City – 3 hours drive



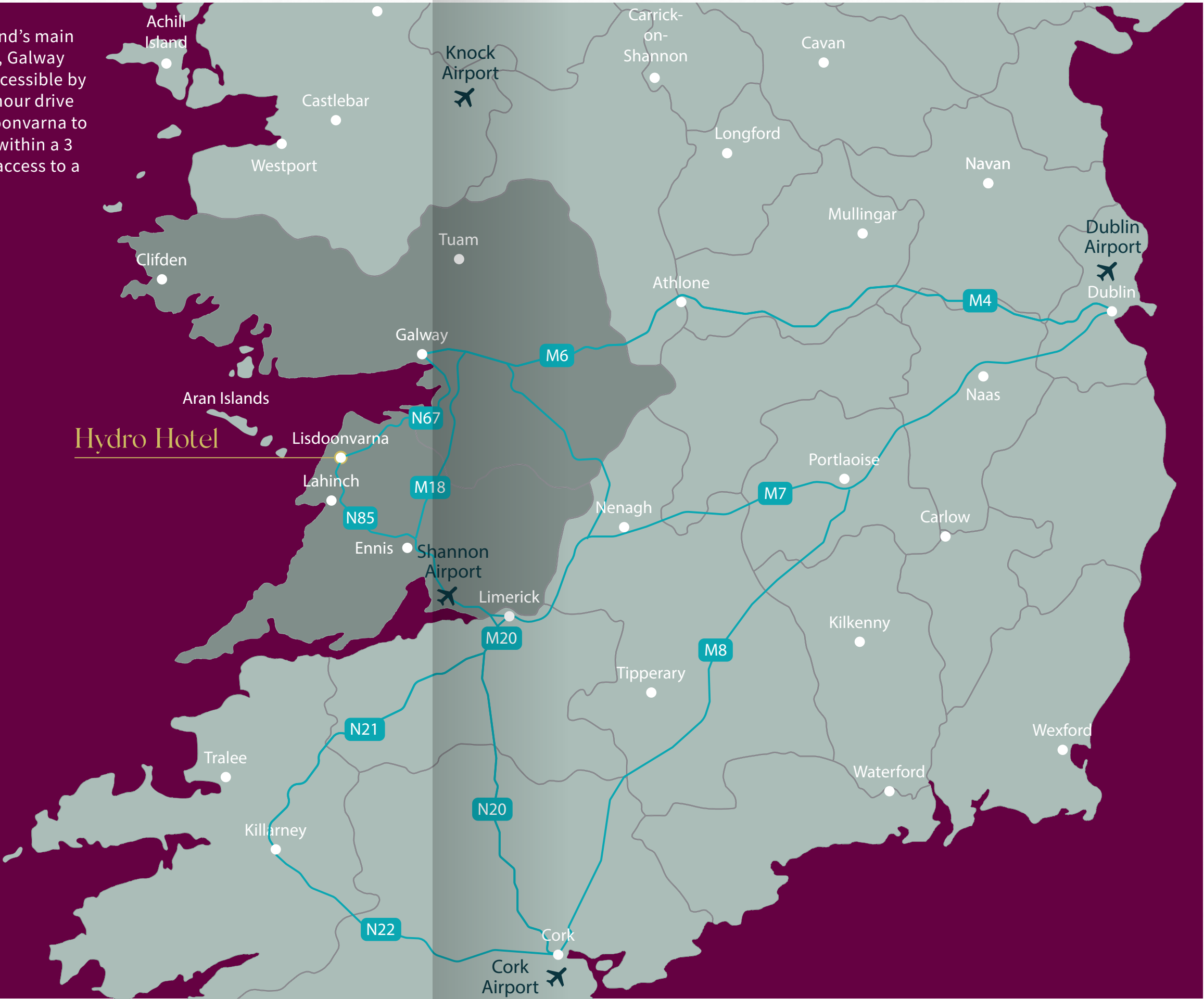
BY AIR

- Shannon Airport – 55 minute drive
- Knock Airport - 2 hour drive
- Cork Airport - 2 hour 35 minute drive
- Dublin Airport - 2 hour 50 minute drive



BY BUS

Lisdoonvarna Stop 270 meters



Asset Overview

THE HYDRO HOTEL



FOOD & BEVERAGE

The hotel features a large fully-licensed bar with 310 covers and charming restaurant with 150 covers.



NIGHTCLUB

Regular host to live music and entertainment driving tour business at the hotel. The hotel is home to the only nightclub in Lisdoonvarna with capacity for 660 people.

TENNIS COURT

Guests can enjoy a recreational game at the outdoor tennis court in beautiful surroundings.

ACCOMMODATION

Established in 1875 as the Queens Hotel, the Hydro Hotel has a rich history and retains much of its original 19th century architecture. The hotel boasts 113 excellently-maintained bedrooms arranged over 3 storeys with a mix of single, double, triple and quadruple rooms. The hotel is Fáilte Ireland registered.

Room Type	No.
Single	1
Twin	2
Double	27
Triple	74
Quadruple	9
Total	113



Opportunities

With a proven track record of a thriving and profitable tour business, the Hydro Hotel is primed for a prompt relaunch. Opportunity to relaunch the tour business in partnership with existing owner (an established tour operator) while further developing other market segments. Situated on the Wild Atlantic Way, the tour business benefits from significant local tourism. Notable examples are 800k annual visitors to the Burren and 1.5 million annual visitors to the Cliffs of Moher.



Prime Condition: The hotel is in excellent condition with significant recent capex spend, ensuring a smooth transition for new owners.



Management Potential: opportunity to boost profitability and efficiency through active involvement.



Vacant possession with existing efficient staff base. Significant rebrand and relaunch opportunity.



Local events: Capitalise on popular annual matchmaking business that attracts 40,000 visitors to Lisdoonvarna.

800k
annual visitors to the Burren

1.5 million
annual visitors to the
Cliffs of Moher



The Burren



Cliffs of Moher

DATA ROOM

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.

BER:

BER B3

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