

Turn-Key Thriving Landmark Boutique Hotel In Bustling Location

Kildare House Hotel, Kildare Town, Co. Kildare

For Sale By Private Treaty



Dowling Property is delighted to present to the market, this rare investment opportunity to acquire this thriving boutique style hotel for sale. Located in one of county Kildare's best performing business towns, home to the successful Kildare Shopping Village, Japanese Gardens and the newly constructed Curragh Racecourse. This historic hotel has long been one of Kildare Town's landmark properties and consists of 21 en-suite bedrooms, 200 seater ballroom, 2 bars and restaurant. The hotel was renovated and upgraded in 2014/15, to very high standards and now provides stylish, contemporary and comfortable accommodation.

The Kildare House Hotel has proven popular as a wedding venue, along with successful dining at The Gallops restaurant and The Saddle Bar, making it attractive to local and visitors alike. With its strategic location just off the M9, leaving Dublin's Newland's Cross just a comfortable 30 minutes drive. This is a turn-key investment as all contents are included in the sale, along with the goodwill which has been built up through many successful years of trading. We firmly believe that this is one investment opportunity not to be missed!!

Price: €1,100,000

FACILITIES

The Kildare House Hotel is a substantial landmark property in the centre of Kildare Town that offers weddings in its ballroom that seats up to 200 guests. There are 21 large en-suite bedrooms and all have been upgraded in recent times. Dining is held in the popular Gallops restaurant and this is accompanied by the fully licensed "Saddle Bar". The lobby area is welcoming and modern, along with a fully fitted professional kitchen. The decor of both restaurant and bar is comfortable, modern and in excellent condition. Outside to the front is ample car and coach car parking.



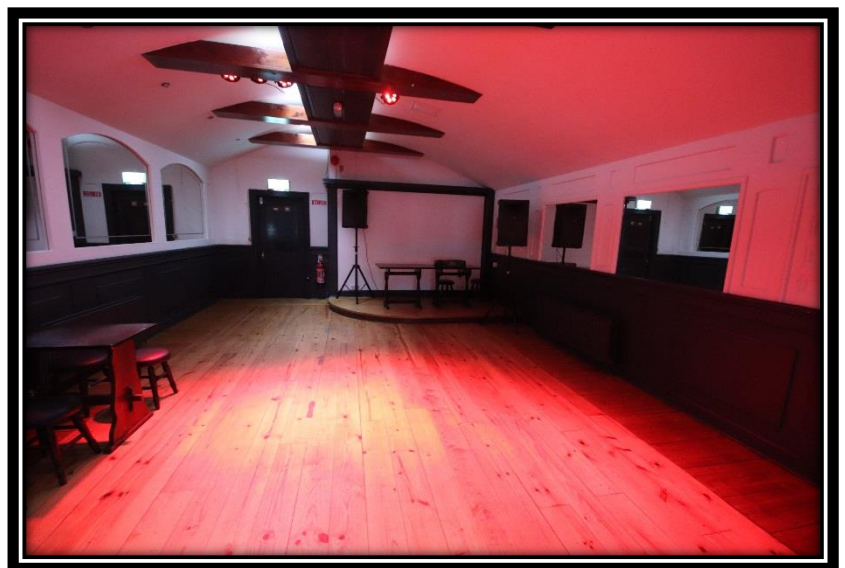
Features

- * Landmark Property Ext. c.27,000 Sq. Ft.
- * 21 En-Suite Bedrooms
- * On Site Customer Parking
- * Ballroom Seating For 200 Persons
- * Refurbished In 2014/15 To High Standards



- * Excellent Trading Figures (On Request)
- * Successful Wedding Venue
- * All Contents Included In Sale
- * Rental Income From On Site Phone Mast
- * 2 Bars & 2 Restaurants

- * Separate Function Room
- * Dublin 30 Mins / Airport 45 Mins
- * Direct Access To M7
- * 7 Minute Walk To Kildare Village Shopping Outlet





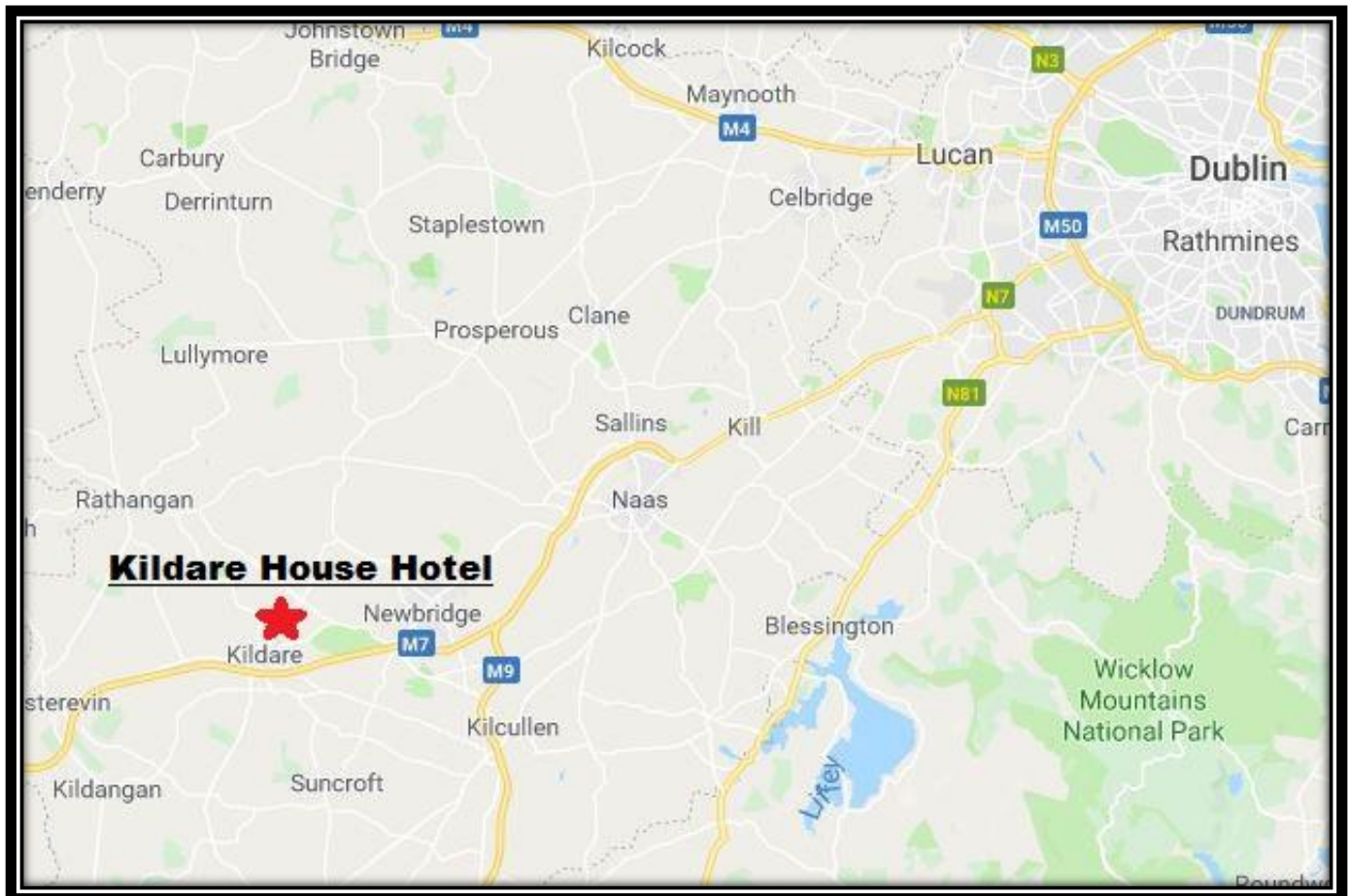


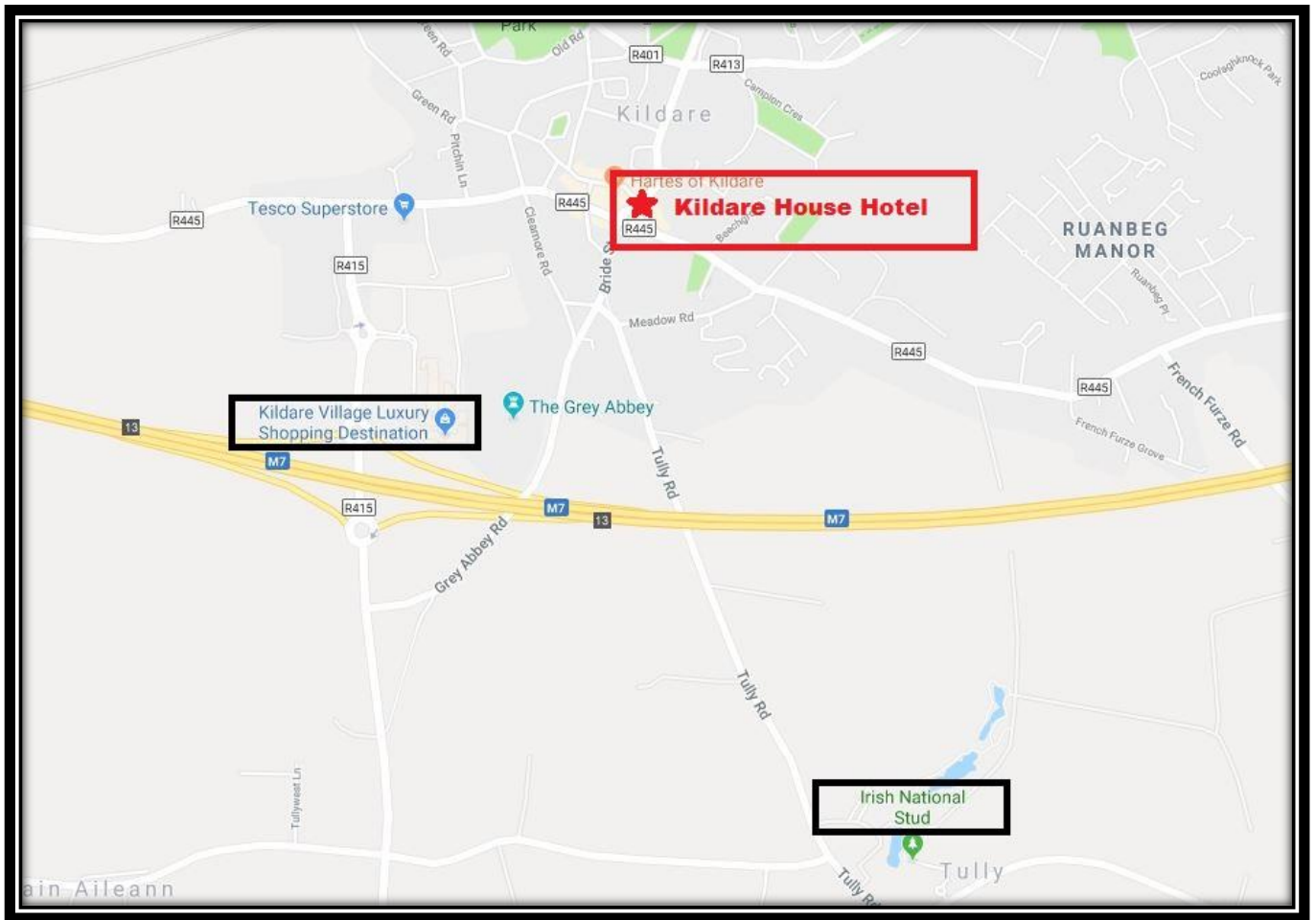
LOCATION & ATTRACTIONS

Kildare Town is strategically positioned just c.44kms from Newland's Cross in Dublin and has direct access to the M7/M9. The town is one of Kildare's best performing business towns and this is attributed to the hugely successful Kildare Village Shopping Outlet. All the multinational stores have recently opened new premises in the town, which include Lidl, Aldi and Tesco.

Kildare has a young and growing population of c.8,000 people and has seen a large volume of new high class housing. The area would be classified as a commuter, feeder town to Dublin. There is an excellent regular bus service and is accompanied by the excellent train station service to Heuston Station. Dublin Airport is approx 65km and can be accessed in less than an hour.

Kildare Town has long been the county's destination town and is now part of Bord Failte's Ancient East marketing campaign. The newly refurbished Curragh Racecourse is due to open in 2019 and will be one of the finest racecourses in the world. The famous Japanese Gardens & National Stud are literally on the doorstep of the hotel which attracts c.150,000 visitors per annum. The Kildare Village Shopping Outlet has now proven to be the most visited shopping centre in Ireland.





Viewing: Tel: 045 482189, strictly by prior appointment, minimum of 72 hour notice period.

Negotiator: John J Dowling (PSRA Licence No: 002523)

Solicitor: Grainne White, Coughlin White & Partners, Newbridge, Co Kildare

A.M.V.: €1,100,000

Contact: 045 482189 or info@dowlingproperty.ie

Disclaimer

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