



PERY'S HOTEL

Glentworth Street, Limerick

Opportunity to acquire a boutique hotel located in
Georgian Quarter in the heart of Limerick City

For Sale by Private Treaty

**McNally
Handy**

LOCATION

Pery's Hotel is located on Glentworth Street in the heart of Limerick city centre. Glentworth Street is just off O'Connell Street, the main thoroughfare in the city. The hotel is in close proximity to Colbert Station Limerick's main train/bus Station, Shannon Airport and all the amenities the vibrant city of Limerick has to offer.

Limerick is a tourist attraction for both domestic and international visitors and provides a gateway to the south and west. Areas of interest nearby include, The Ring of Kerry, Kenmare and Cobh. Pery's Hotel is approximately 26km from Shannon International Airport, 100km from Cork, 99km from Galway and 203km from Dublin.





DESCRIPTION

Located on the prominent corner position at the junction of Glentworth Street and Catherine Street is Pery's Hotel which has been in operation as a hotel since 1878. This four storey over basement hotel has well-appointed accommodation to include 61 en-suite bedrooms which provide a mixture of family, double and single bedrooms. With three different size conference rooms the hotel is ideal for hosting corporate events, functions or weddings. The reception area, Tait's Gastro Bar and restaurant provide a tranquil environment for guests to dine and relax, along with the gym and sauna facilities.

Currently there is a service agreement in place for the academic year 2019/2020 with an American University on a Discover the World Study abroad programme, which runs from Late August to Mid-December and again from early January to Mid-May, full details can be found in the Data Room. The hotel has the benefit of an additional income stream from two retail tenants located on Catherine Street, leases are summarised below.

BEDROOM SCHEDULE

Type	Number
Single Rooms	4
Double Rooms	14
Twin Rooms	4
Triple Rooms	7
King Rooms	32
Total	61

LEASE SUMMARY

Demise	27 Catherine Street
Term	4 years 9 months from 1st January 2018
Rent	€4,878 per annum exclusive of VAT
Demise	Shop Unit No.2 Ground Floor and Basement, Catherine Street
Term	2 years from 1st December 2017
Rent	€10,000 per annum plus VAT

SUMMARY

- For sale as a going concern, operating business not affected
- 61 bed (ensuite) Hotel
- Failte Ireland Approved Hotel
- 25 secure basement car parking spaces
- Passenger lift
- City Centre location

TENURE

We have been advised that the Hotel is Long Leasehold and Freehold, while the car parking spaces are Long Leasehold (25 car parking spaces)

TUPE

As the hotel is being sold as a going concern the purchaser will take over the existing employment obligations of the hotel to its staff.

CAR PARKING SPACES

25 secure underground car parking spaces located on Pery Street.

LICENCE

- 7 Day Publican Licence
- Music and Singing Licence
- Dancing Licence

SERVICES

Mains sewer, electricity and water.

BASIS OF SALE

- Private Treaty by way of going concern



DATA ROOM

On completion of a Non-Disclosure Agreement, interested parties may be given access to a Data Room containing additional information which includes:

- Audited and Management Accounts
- Floor Plans and Site Maps
- BER Reports
- Other additional information

BER CERTIFICATION

BER Rating: B3

BER Number: 800695645

Energy Performance Indicator: 421.06 kWh/m²/yr0.99

VIEWING

Strictly by appointment with the sole selling agent (McNally Handy & Partners). Under no circumstances should any visits to the hotel be made without confirmation from the sole selling agents and the formal scheduling of same.

CONTACT DETAILS

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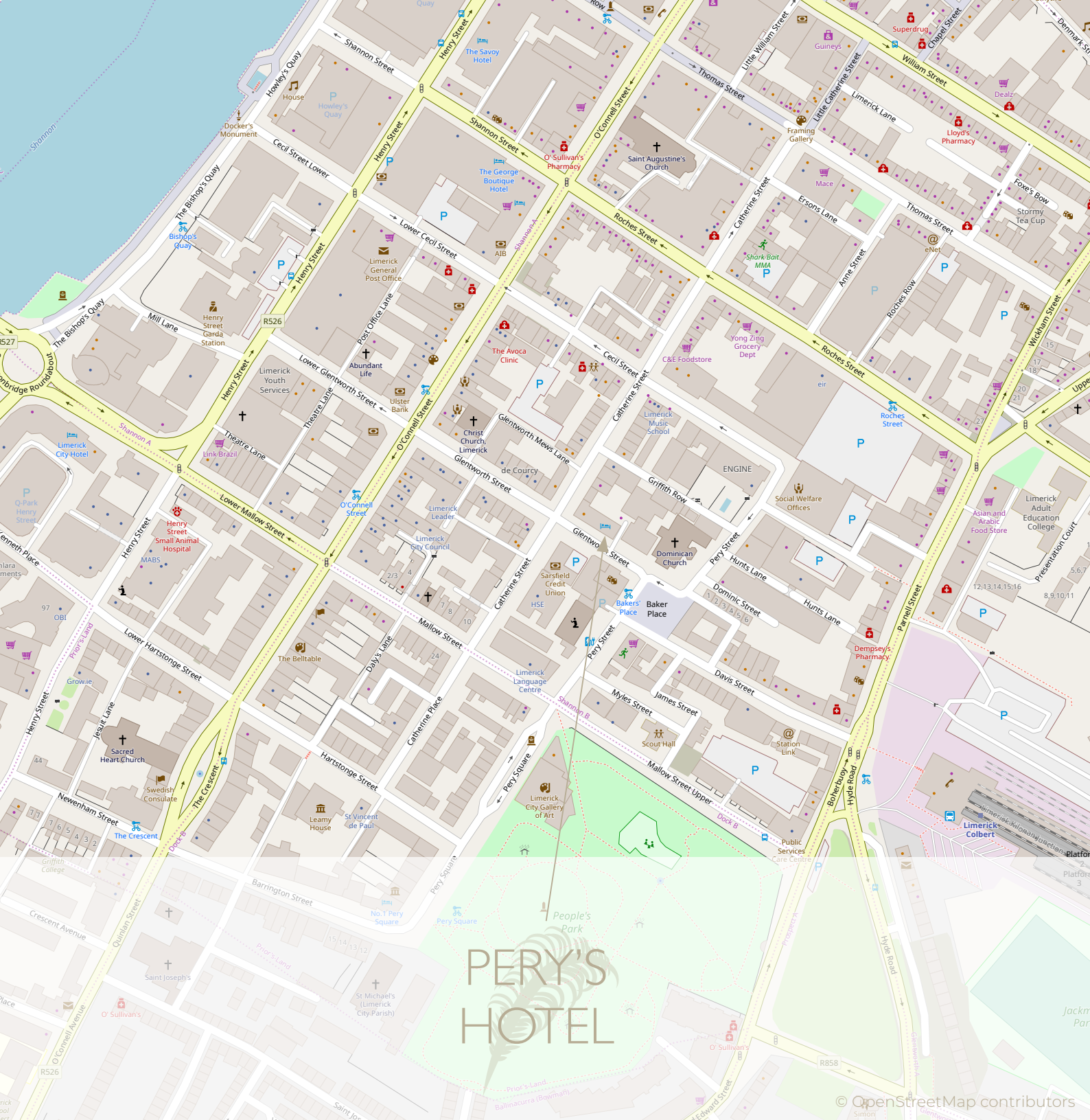
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These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA licence No: 002226.

mcnallyhandy.ie

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