

# FOR SALE / TO LET

Investment Opportunity  
Hostel / Conference Centre / Cottages  
Cornmill Quay, Annalong BT34 4QG



This superb complex was constructed in 2005 by Annalong Community Development Association to an exacting specification. Set close to the harbour in the centre of Annalong village this is a popular destination to explore the Mournes and the surrounding coastline.

The property has been let for the past 14 years and is being offered either for sale or to let, fully fitted and furnished.

### SIZE

Main Hostel / Conference Centre	c 8,250 sq.ft.	(767 sq.m.)
Office / Shops	c 1,000 sq.ft.	(93 sq.m.)
2 no 2 Storey Cottages, each	c 775 sq.ft.	(72 sq.m.)
2 no 1 Storey Cottages, each	c 660 sq.ft.	(61 sq.m.)

All areas relate to gross internal floor areas

**SALE** Offers in the region of **£495,000**  
**RENT** Offers in the region of **£27,500 per annum**

**VAT** Applicable to the above



**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747**

**e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

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RATES NAV £12,300.00  
Rates payable 2018/19 £7,032.75

VIEWING By appointment with Sole Agent 028 9042 4747

### ACCOMMODATION

## Main Building – Hostel / Conference

This is an excellent 2 storey building built and fitted out to a high standard and providing great flexibility to increase bedroom accommodation and upgrade to a large guest house or Nursing Home. The building is also fitted out to a good standard with an industrial kitchen which would be the envy of many a hotel.

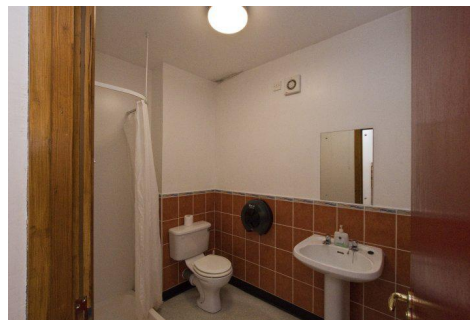
**Ground Floor**

- 3 no Retail Units
- Main Foyer and Reception
- Staff Kitchen / Dining
- Laundry Area
- Disabled W.C./Change Room
- 2 no 6 person room (en-suite)
- 1 no 8 person room (en-suite)
- Warden's Apartment

**First Floor**

- Gallery
- Generous Restaurant
- Fully Fitted Kitchen / Prep Area
- Conference Room
- 2 no 6 person room (en-suite)
- 1 no 8 person room (en-suite)
- Guest Living Room/Kitchenette

**NOTE** Passenger Lift installed. Oil fired central heating



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### Single-Storey Building

This is situated close to the main building and whilst currently used as offices the units offer good flexible accommodation.

### 4 no Residential Units

2 two-storey and 2 one-storey in a modern terrace fronting the common green with aspect towards harbour.

#### Unit 1: End Terrace

Ground Floor      Entrance Porch  
                          Living Room  
                          Kitchen / Dining Room

First Floor         2 Double Bedrooms (1 en-suite)  
                          Bathroom

#### Unit 2: Mid Terrace

Ground Floor      Living Room  
                          Kitchen / Dining Room

First Floor         2 Double Bedrooms (1 en-suite)  
                          Bathroom

#### Unit 3: Mid Terrace

Entrance Porch  
 Living Room / Kitchen  
 2 Bedrooms  
 Bathroom

#### Unit 4: End Terrace

Entrance Porch  
 Living Room / Kitchen  
 2 Bedrooms  
 Bathroom

NOTE                Unit 4 is designed for disabled use



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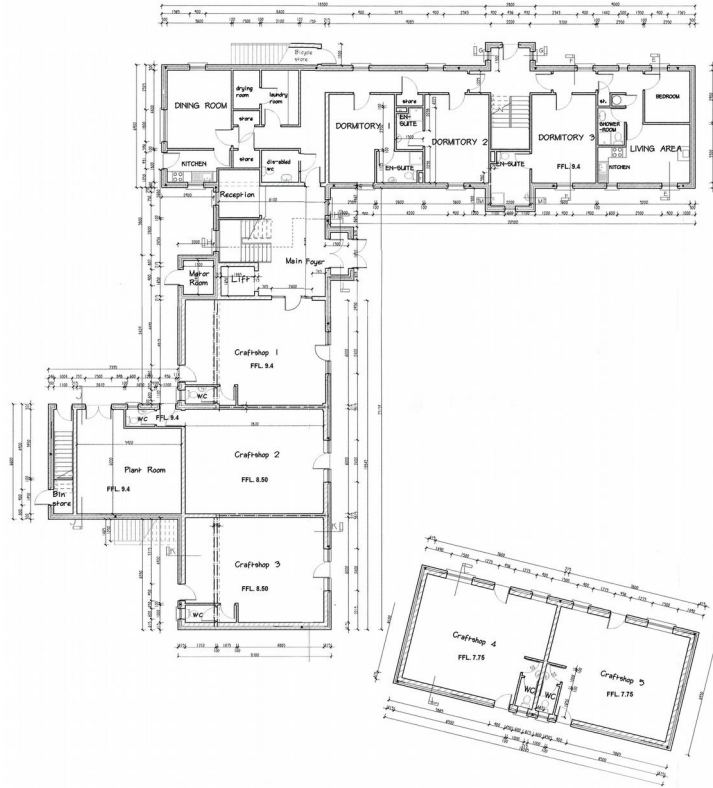
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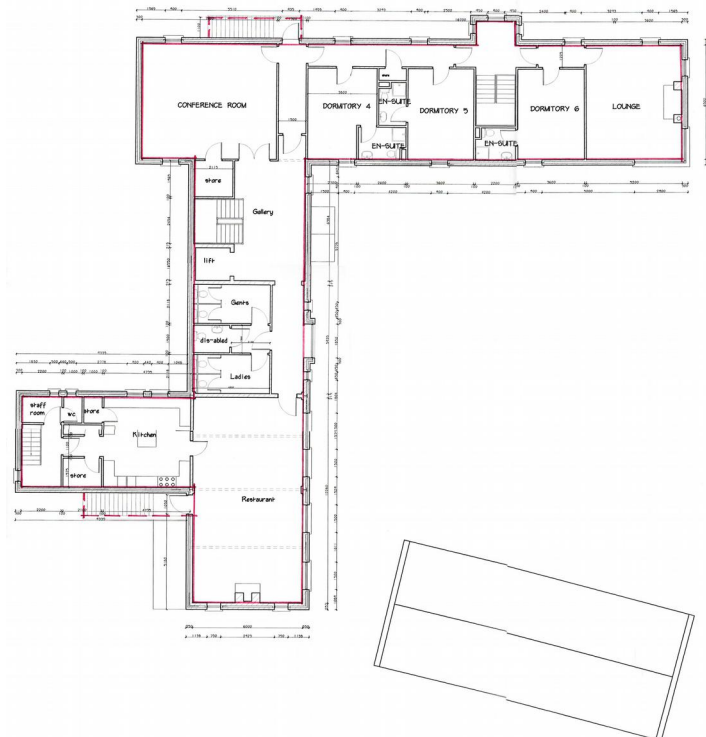
### Plans Hostel / Conference Facility

NOTE: Plans not to scale – for identification purposes only

#### Ground Floor Plans



#### First Floor Plans

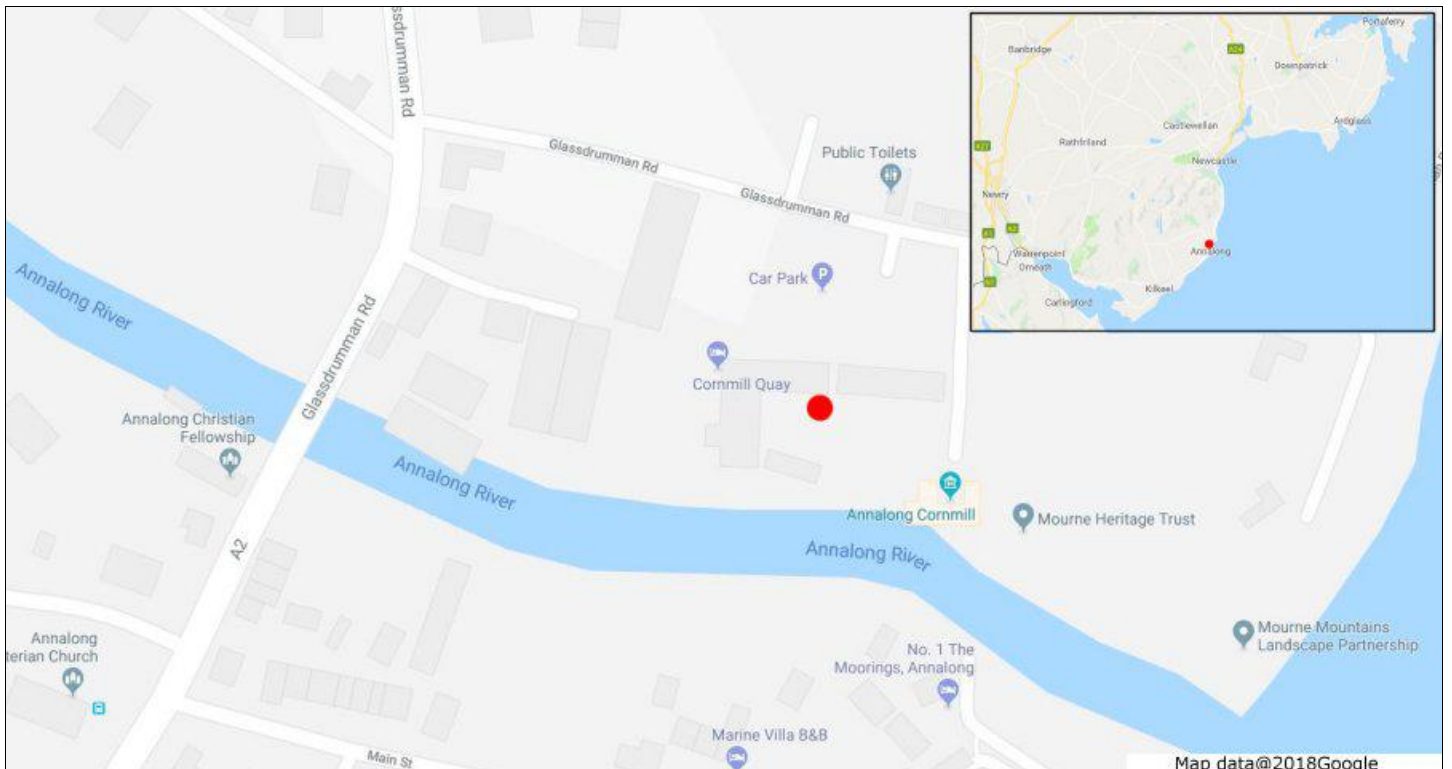
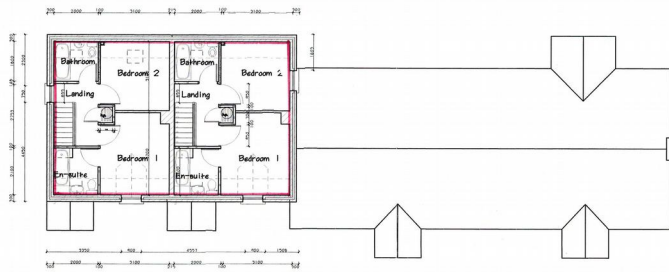
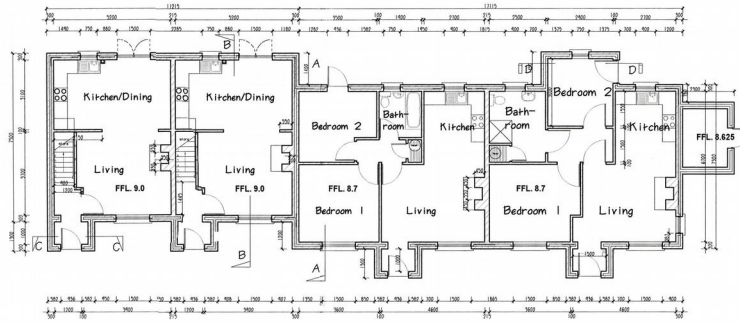


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## House Plans



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### EPCs

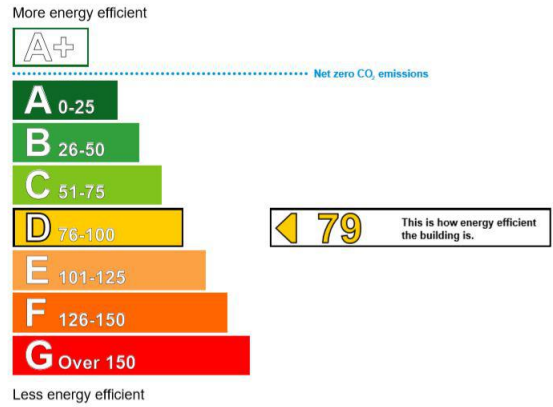
#### 4-5 Cornmill Quay

##### Energy Performance Asset Rating



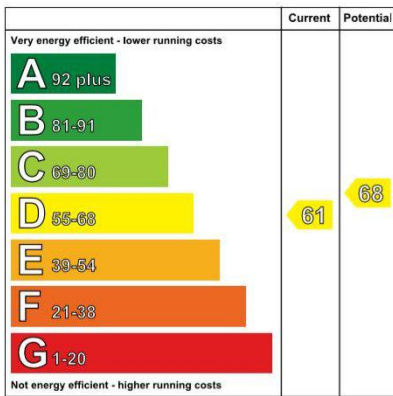
#### 10 Cornmill Quay

##### Energy Performance Asset Rating



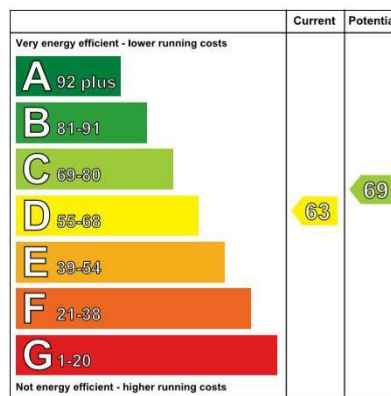
#### 6 Cornmill Quay

##### Energy Efficiency Rating



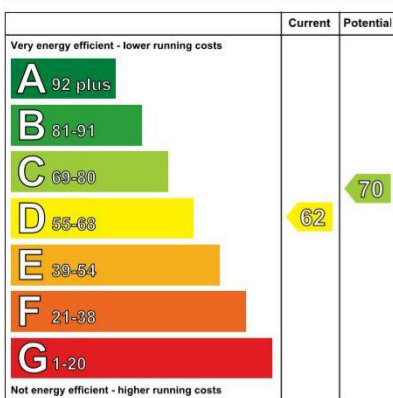
#### 7 Cornmill Quay

##### Energy Efficiency Rating



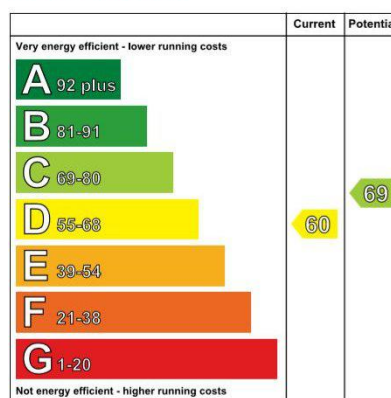
#### 8 Cornmill Quay

##### Energy Efficiency Rating



#### 9 Cornmill Quay

##### Energy Efficiency Rating



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