

FOR SALE

Public House with Guest Accommodation
(and planning for a 10,000 sq.ft. extension)

Finn MacCool's PUBLIC HOUSE & GUEST INN

124 Main Street, Bushmills BT57 8QD



Situated in the town of Bushmills, close to the Giant's Causeway and only a few minutes walk from Bushmills Distillery, this Inn was once a Coach House dating back to the 1700's and is the oldest tavern in the village.

The existing property was renovated by the current owners around 2013 to provide 5 guest rooms to the first floor above the public house accommodation. These have proved extremely popular and the annual occupancy rate has risen to 70% in the short period of time.

The property is set on an extensive site. See OS Map attached. Furthermore, full planning permission is available for a major extension to the rear in a 2 and 3 storey building to provide additional restaurant, bedrooms and self-contained apartments. This could readily be reconfigured to provide a generous boutique hotel in a location which is a tourist destination and with the Open Championship coming to Royal Portrush in 2019 and new attractions opening soon within Portrush itself, the future looks bright for such a development.

PRICE Offers in the region of £395,000



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

E-MAIL: dee@trcommercial.co.uk

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ACCOMMODATION

EXISTING

Gross internal floor area of approx. 2,400 sq.ft.

Ground Floor Bar/Lounge; Pool Room; Office; Kitchen; Store; W.C. Accommodation

First Floor 5 no Guest Rooms being 3 no Double Rooms; 1 no Single Room; 1 no Family Room, all with en-suite Shower Rooms.



PROPOSED

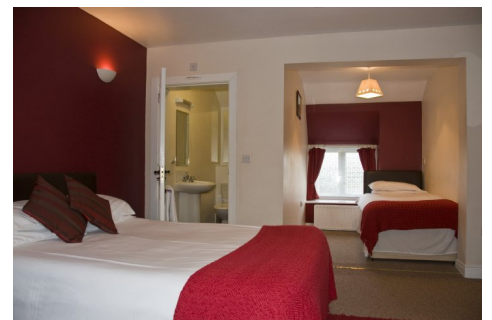
Extension of some 10,000 sq.ft. in a two & three storey block with separate garaging and self-contained Manager's apartment over garaging to rear of site.

Extension accommodation as follows:

Ground Floor Restaurant/Dining; New W.C. Accommodation; Kitchen and Stores; Staff Room; Residents' Lounge/Reception; Office. 2 no self-catering apartments each with Hall; Lounge/Dining/Kitchen; 2 Double Bedrooms (both with en-suites);



First Floor 1 double bedroom (en-suite); Private Dining with Served; Gallery Dining Area; one no 2 Bed self-contained apartment; 3 additional double bedrooms (with en-suite); Store.



Second Floor 2 no one bedroom self-contained apartments; one double bedroom (with en-suite); Store.

Outside Presently extensive car parking and garden area with "smoking" and barbecue area.



On completion of the proposed planning there is permission for construction of a garage/store block with a 2 bed self-contained apartment above.

PLANNING

Planning permission was obtained in May 2010 (Ref: E/2009/0376/F) for "Extension and internal renovations to existing public bar to form a range of "Guest Inn" rooms (comprising of family suites or bedrooms), restaurant, associated ancillary works and a separate garage & self-catering unit to the rear of the site, along with appropriate site works". We are advised that by implementation of the



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renovation of the works to the existing first floor bedrooms, the development had thereby commenced and as such the approval for the remainder of the works remains valid.

Prospective purchasers should make their own enquiries.

TURNOVER

Details of previous turnover figures and accounts will be made available to genuinely interest parties by enquiry through their accountants to the Vendor's Accountants.

RATES

NAV £8,100.00
Rates payable 2019/2020 £4,767.00

LISTED BUILDING

The property is listed in respect of the exterior of the building

EPC

E-114

VIEWING

By appointment with Sole Agents 028 9042 4747



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

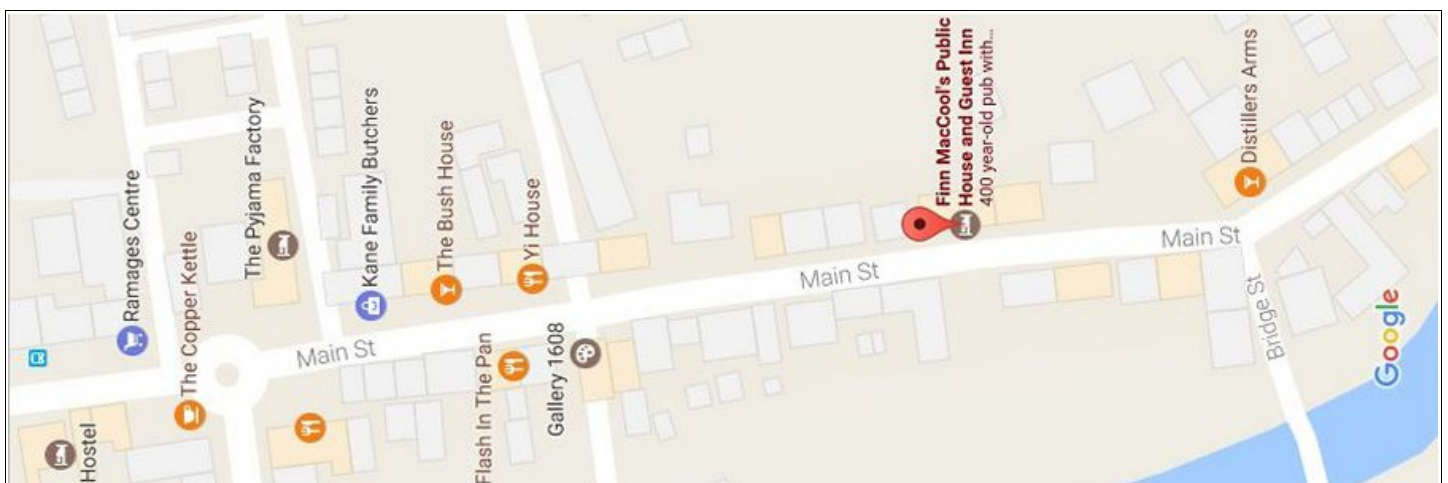
F 126-150

G Over 150

Less energy efficient

114

This is how energy efficient the building is.



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