

THE NESBITT ARMS HOTEL - THE DIAMOND - ARDARA, CO. DONEGAL

EXCELLENT OPPORTUNITY TO ACQUIRE A LONG ESTABLISHED (1838) WELL KNOWN, TOTALLY REFURBISHED, CHARMING FAMILY OWNED, FAIRTE IRELAND REGISTERED 3-STAR, 49 BEDROOMED BOUTIQUE HOTEL.

BER TBC



01-638 2700

For sale by private treaty on the instructions of our clients who have traded very successfully here since 2004 and are now retiring from the trade.

- High profile location in the heritage town of Ardara an excellent base to explore all Donegal County has to offer.
- Established in 1838 the Nesbitt Arms Hotel houses the Ramblers Bar and Restaurant, the Weavers Ballroom and Conal Haughey suite and 49 bedrooms.
- The recent opening of the Ardara Distillery and proposed opening of the visitor attraction (summer 2022) will be a major tourist attraction for the area.





LOCATION

The Nesbitt Arms Hotel is a very well-known family run hotel in the heart of the heritage town of Ardara in the southwest region of County Donegal.

Ardara which for many years was associated with the tweed and knit wear industries is strategically located on the Wild Atlantic Way and its exceptionally popular by both the national and international tourists as a solid base to explore Donegal.

Wonderful attractions such as the Slieve League Cliffs, Assaranca Waterfall, Mahera caves, Lough Doon Fort, Glanveagh National Park, the Blue Stack Mountains, these must-see attractions and are all located close by.

The immediate area furthermore offers wonderful leisure activities such as golf (in Murvagh and Nairn / Portnoo), fishing the Owenea River (salmon / trout), horse riding, cycling, hiking, walking (annual walking festival in March), blue flag beaches and of course the renowned drive through the glens and the mountains and the coastal scenery of Donegal on the Wild Atlantic Way.

Ardara is located 10 km from Glenties, 18 km Killybegs, 29 km Donegal Town, 55 km Letterkenny, 51 km Ballybofey, 88 km Derry, 95 km Sligo, 206 km Belfast and 253 km Dublin also located 45 minutes from the award winning Carrickfin Airport in Donegal.

THE PROPERTY

The Nesbitt Arms Hotel comprises a strategically positioned imposing treble fronted four storey building with substantial extensions to the rear all extending to approx. 2,280 msq (25,000 sqft) comprising a well-appointed guest reception area with managers office behind, the Ramblers Bar and restaurant, ladies and gents toilet accommodation, Weavers Function Room, fully fitted and equipped kitchen and all requisite storage and service facilities on the ground floor.

The first-floor accommodation houses a Conal Haughey meeting room, Dining Room, ladies and gentlemen's toilets accommodation and 13 guest en-suite bedrooms.

The second and third floors overhead house 18 guest en-suite bedrooms each.

The basement area at the rear houses the plant room.

OPPORTUNITY

The Nesbitt Arms since the owner's acquisition in 2004 has established itself as one of the counties successful trading hotels which has been extended and refurbished into an excellent family run boutique 49 bedroom and Failte Ireland 3 star hotel.

The business which enjoys an excellent split in turnover between the business sectors of food, drink and accommodation sales has been very steadily growing annually, up until the arrival of the Covid 19 pandemic.

We believe that there is an excellent opportunity for the purchaser to drive the business forward post the Covid pandemic.

TITLE

Freehold

LICENCE

Full 7-Day Licence, Dance Licence

REGISTRATION

3 star Hotel

RATEABLE VALUATION

€495.00

RATE MULTIPLIER

71.81

RATES BILL 2022

€35,545.95

Description	Approx. GIA Sqm
Ground Floor	710
Main Reception	
Manager's office	
Ramblers Bar	
Ladies and Gents Toilet Accommodation	
Fully fitted equipped kitchen	
The Weavers Function Room	
Self-contained toilet accommodation and requisite storage and service facilities	
Basement	
Laundry	
First Floor	625
Conal Haughey meeting room	
Dining Room	
Ladies and gentlemen's toilet accommodation	
13 bedrooms (all en suite, tea and coffee facilities, free Wifi hair dryer, tv, direct dial telephone)	
Second Floor	625
18 bedrooms (all en suite)	
Third Floor	613
18 bedrooms (all en suite)	
Outside	
Ancillary storage accommodation	
Small enclosed yard	



FURTHER INFORMATION / VIEWING

BER Details

BER: TBC

SOLICITOR

Donncha O'Connor

Messrs O'Connor Johnson Solicitors

Ballymote, Co Sligo

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ACCOUNTANT

Tony Porter

Messer Porter and Co Chartered Accountants

Millennium House - Stephens St

Abbeyquarter North - Sligo

Tel number: (071) 914 0480

Email: tporter@porter.ie

FURTHER INFORMATION / VIEWING

Viewing strictly by prior appointment with Co Agents Lisney and Messrs McCahill McNelis Auctioneers.

Full Inventory of Furniture and Effects included in sale will be appended to the contract

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

