

Lisney

COMMERCIAL REAL ESTATE

Modern & Purpose-Built Town Centre Hotel on c. 0.41 Ha / 1.0 Acre

COONEY'S HOTEL

14 Main Street, Ballymahon
Co. Longford



On the instructions of The Cooney Family who are retiring from the Hospitality Trade
For Sale by Private Treaty as a Going Concern

Exceptional opportunity to acquire a renowned and well-established midlands town hotel comprising 12 Bedrooms complemented by traditional Public Bar, modern Dining Room, self-contained Function Accommodation and excellent outdoor dining & beer garden facilities occupying a central trading location within the heart of Ballymahon affording significant business development potential.



Location

Ballymahon is a well-established regional midlands town located to the south of County Longford within close proximity to its border with County Westmeath and Lough Ree. The town acts as the central hub for commercial, business, banking and entertainment activity serving the wider surrounding hinterland.

The immediate area has benefitted in recent years from the €250 million Centre Parcs development which is Ireland's largest holiday and water park set on self-contained facilities extending to 400 acres and employing 1,000 staff. Importantly, the immediate area is set to benefit further from Centre Parcs' €85m planned investment in the expansion of its facility adding 200 holiday lodges and creating an additional 250 permanent jobs.

The Property

Cooney's Hotel comprises a modern purpose-built 12 Bed Hotel & Hospitality complex developed in 2006. The property is laid out with Hotel Reception, Public Bar & Lounge, Restaurant, Kitchens, Stores and Services to ground floor level complemented by bar stores and coldroom to basement level. First Floor comprises 6 en-suite bedrooms together with function and conferencing facilities. Second floor comprises a further 6 en-suite bedrooms together with resident's lounge and meeting room with all bedrooms serviced by a passenger lift from the reception lobby.

Externally the property enjoys the benefit of vehicular access off main street leading to a large enclosed rear car parking area.

Importantly, the property also benefits from the recent addition of an exterior sheltered and heated al-fresco dining area that can be utilised throughout the year.

Extension Potential

Whilst no planning applications have been lodged, the Cooney Family have recently engaged their Architects to provide an overview of a potential application to develop additional services and increase the guest bedroom count.

In summary these plans include ground floor extensions to comprise a new hotel foyer & reception, new function room and events space, and a new leisure centre with gym, spa, hydrotherapy, hair salon and treatment rooms. The upper floor extensions accommodate 20 bedrooms to first floor level and a further 24 bedrooms to second floor level laid out with a mix of double, family, triple and suite rooms which combined would increase to total bed count to 56.

Externally the plans provide for 50 designated car parking spaces to the rear of the hotel.

The Opportunity

Cooney's Hotel represents an excellent opportunity to acquire a prominent and well-regarded family run licensed hotel premises that are centrally positioned within the commercial core of Ballymahon within the well-established recreational and tourism district of the midlands region further benefiting from the additional exposure afforded to the area through the Centre Parcs Longford Forest holiday facility.

Cooney's Hotel is a well-appointed and excellently maintained licensed hospitality premises that is currently operated on conservative lines thereby affording strong potential to capitalise upon the attractiveness of the district to the leisure and tourism sector of the market. Furthermore, opportunity is available to scale up the current business model realising the potential of the large site through development and expansion of the existing property subject to planning permission representing an ideal opportunity to generate additional income streams whilst also bolstering food, beverage and accommodation sales.



Accommodation

	SQM
Ground Floor	610
Public Bar inc Snug	
Rear Lounge	
Hotel Reception inc Lift & Lift Lobby	
Ladies, Gents & Disabled Toilets	
Kitchen & Wash	
Kitchen Stores & Prep	
Restaurant	
General Stores	
First Floor	385
Function Room	
Meeting Room	
Office	
Ladies & Gents Toilets	
6 En-Suite Bedrooms	
Second Floor	230
Meeting Room	
6 En-Suite Bedrooms	
Basement	60
Cold Room & Bottle Stores	
Total	1,285

BER DETAILS

BER: C3

BER Number: 800331720

Outside

Vehicular & Pedestrian Entrance from Main Street

Al-fresco sheltered terrace to Hotel Reception entrance

Rear surface level car parking

Rear access for Goods Delivery & Waste Collection

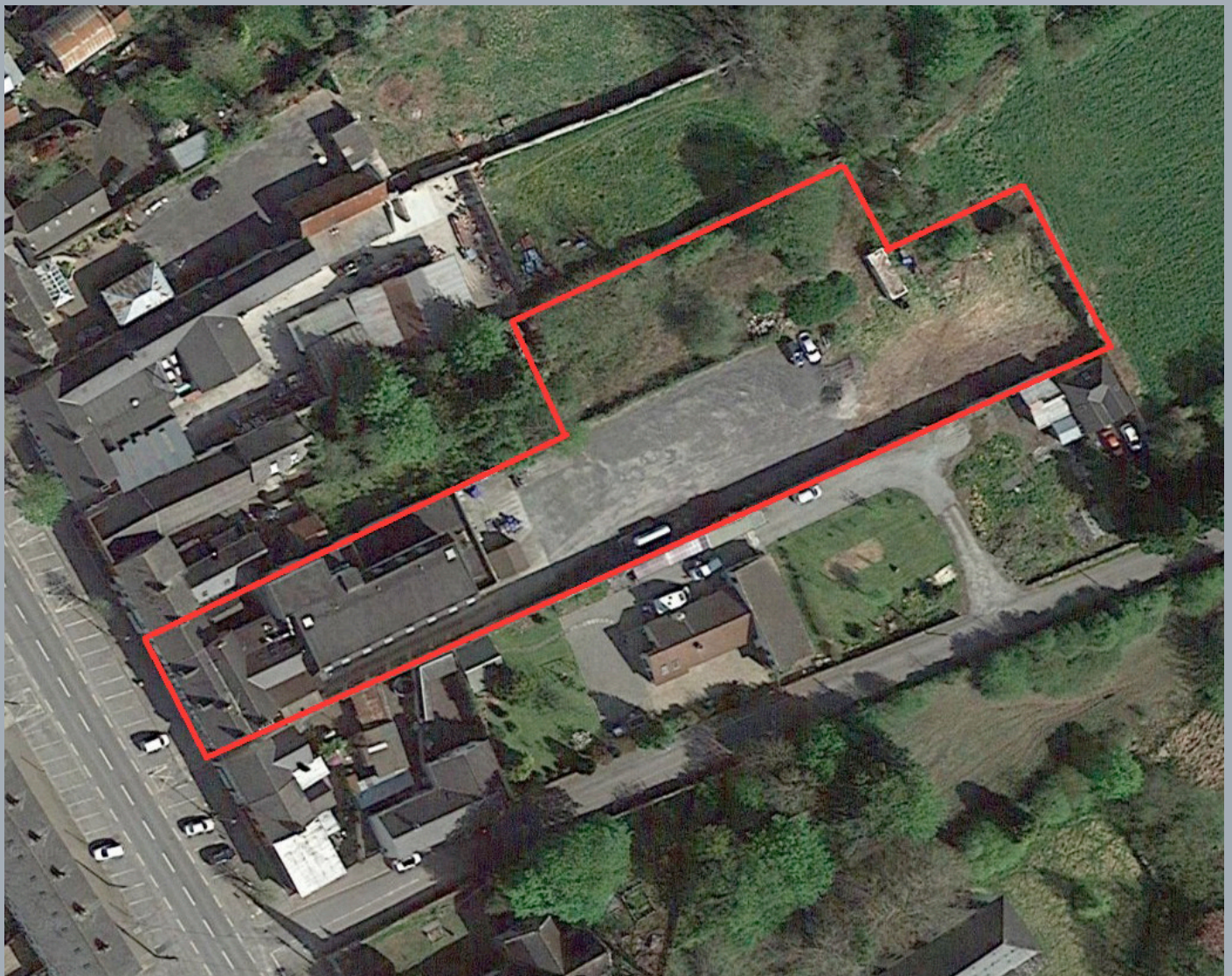
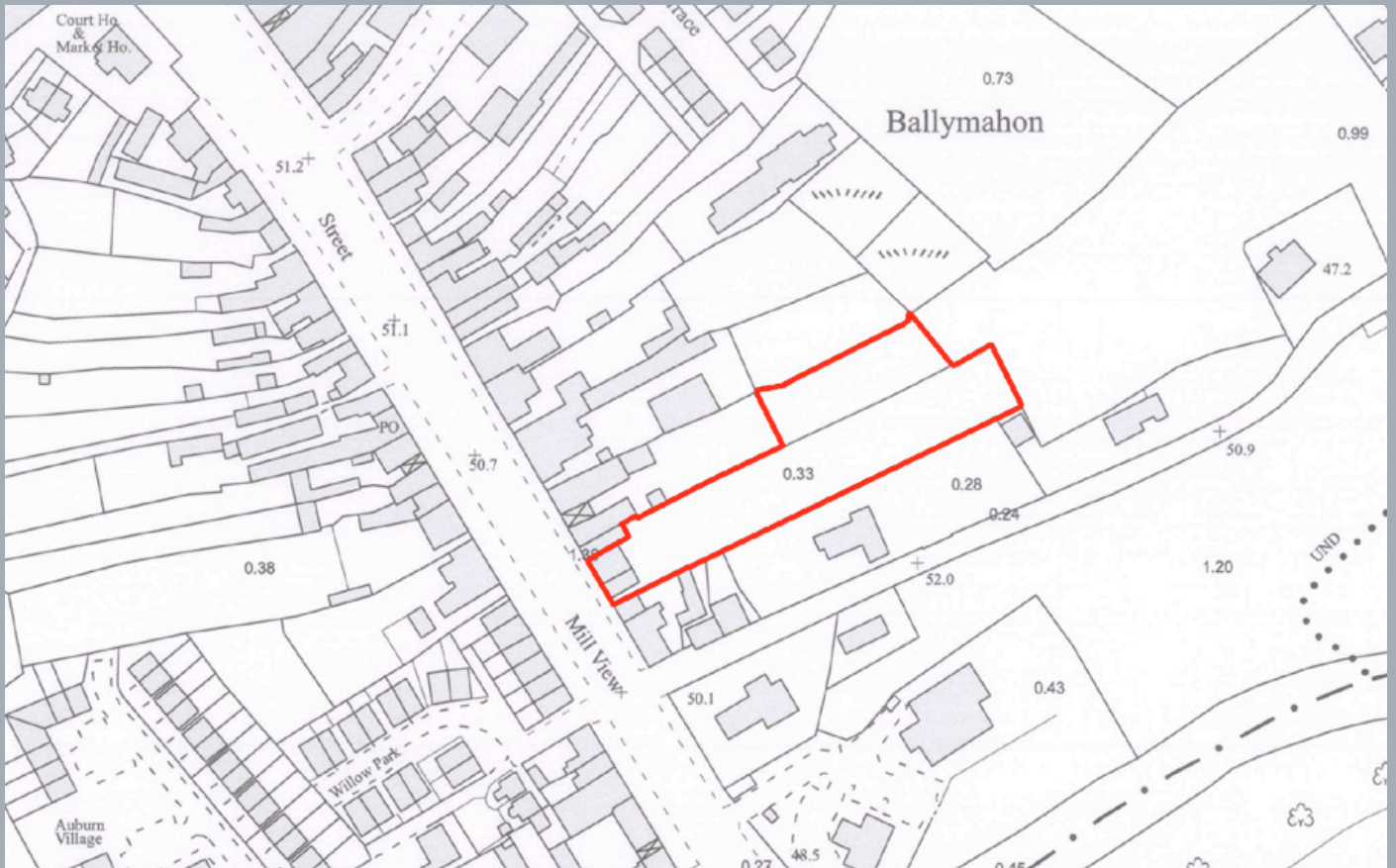


TITLE	
Title	Freehold
Licence	Publicans Licence (7-Day Ordinary)
Hotel Registration	Fáilte Ireland registered 2 Star Hotel with 12 Bedrooms

COMMERCIAL RATES	
Rateable Valuation	€50,000
Rate Multiplier (ARV)	0.25
Rates Bill 2022	€12,500







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SOLICITOR

Emma E. Brennan Solicitors
11 Main Street
Ballymahon
Co. Longford
N39 VE42
(090) 640 9065
info@emmabrennan.ie

ACCOUNTANT

Accounting Dynamics Limited
22 Dunboyne Business Park
Dunboyne
Co. Meath
+353 (0)1 802 6920

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agents.

Inventory of Furniture & Effects included in the sale
available upon request.

Rory Browne
+353 86 806 8933
rbrowne@lisney.com

Niall Kelly
+353 85 125 3271
nkelly@lisney.com

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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.