



**FOR SALE**

**'SMUGGLERS INN', CAUSEWAY COAST, 306 WHITEPARK ROAD, BUSHMILLS, BT57 8SN**

GUEST INN WITH 17 EN SUITE ROOMS, FULLY LICENSED RESTAURANT, BAR AND BISTRO, WITH PANORAMIC VIEWS

OVERLOOKING NORTH ANTRIM COASTLINE, C 2 KM FROM THE UNESCO WORLD HERITAGE SITE OF THE GIANTS CAUSEWAY

**Lisney**

**simon  
BRIEN**  
RESIDENTIAL

## Features

- ◆ Licensed, full service restaurant, bistro/bar, lounge and residential accommodation overlooking the spectacular north Antrim coastline
- ◆ Extensive parking areas but with potential for further development by way of extension, subject to formal approvals.
- ◆ Located in Northern Ireland's premier tourist destination close to the UNESCO world heritage site of the Giant's Causeway. Other attractions in the vicinity include Old Bushmills Distillery, Carrick-a-rede rope bridge, internationally renowned golf courses and beaches.
- ◆ Easily accessible to airports at Belfast and Eglinton, ports and the wider tourism destinations of Derry City and County Donegal
- ◆ Residential accommodation comprises 17 ensuite, generous sized rooms, many with ocean views catering for single, double/twin or family occupancy.
- ◆ Well maintained to a high standard throughout.
- ◆ Fully fitted kitchen , drinks store, staff rooms, laundry and ancillary areas.
- ◆ Trip Advisor rating – 78% in the Excellent / Very good categories.
- ◆ Currently serving tourism, events, wedding markets.



## Location (See Location Map)

Situated in Northern Ireland's premier tourist destination c 2 km from the UNESCO world heritage site of the Giants Causeway and surrounding beaches are within easy reach along with 3 highly regarded golf courses at Royal Portrush (host of the 153rd 'Open' in 2025), Bushfoot (Portballintrae) and Portstewart.

The property is situated prominently on an elevated site fronting the A2 road at the junction with Causeway Road.

## Description

Property comprises a well maintained 2 storey Guest Inn to include licensed restaurant, bistro / bar with 17 ensuite rooms situated on a generous, self contained site of c. 0.8 acres providing ample parking for cars and coaches but with potential for future development.

A preliminary exercise has been undertaken to demonstrate the feasibility to extend the existing building to provide an additional 14 no. bedrooms and 14 no. parking spaces. Details on request.

## Accommodation (See Floor Plans)

### GROUND FLOOR

Reception/office (leading to a range of areas & lobby to upper floors)

Benbo's Bistro/bar - 38 covers

Girona Restaurant - 95 covers

Kitchen/food preparation/cold store

Drinks store

Laundry

Boiler Room

3 Bedroom, 1 bathroom, staff/living area (currently used as store)

Male & Female WC's

1 no. bedroom (accessible)

### FIRST FLOOR

11 no. ensuite bedrooms

### SECOND FLOOR

5 no. shower ensuite bedrooms

### EXTERNAL

Lawns

Seating area

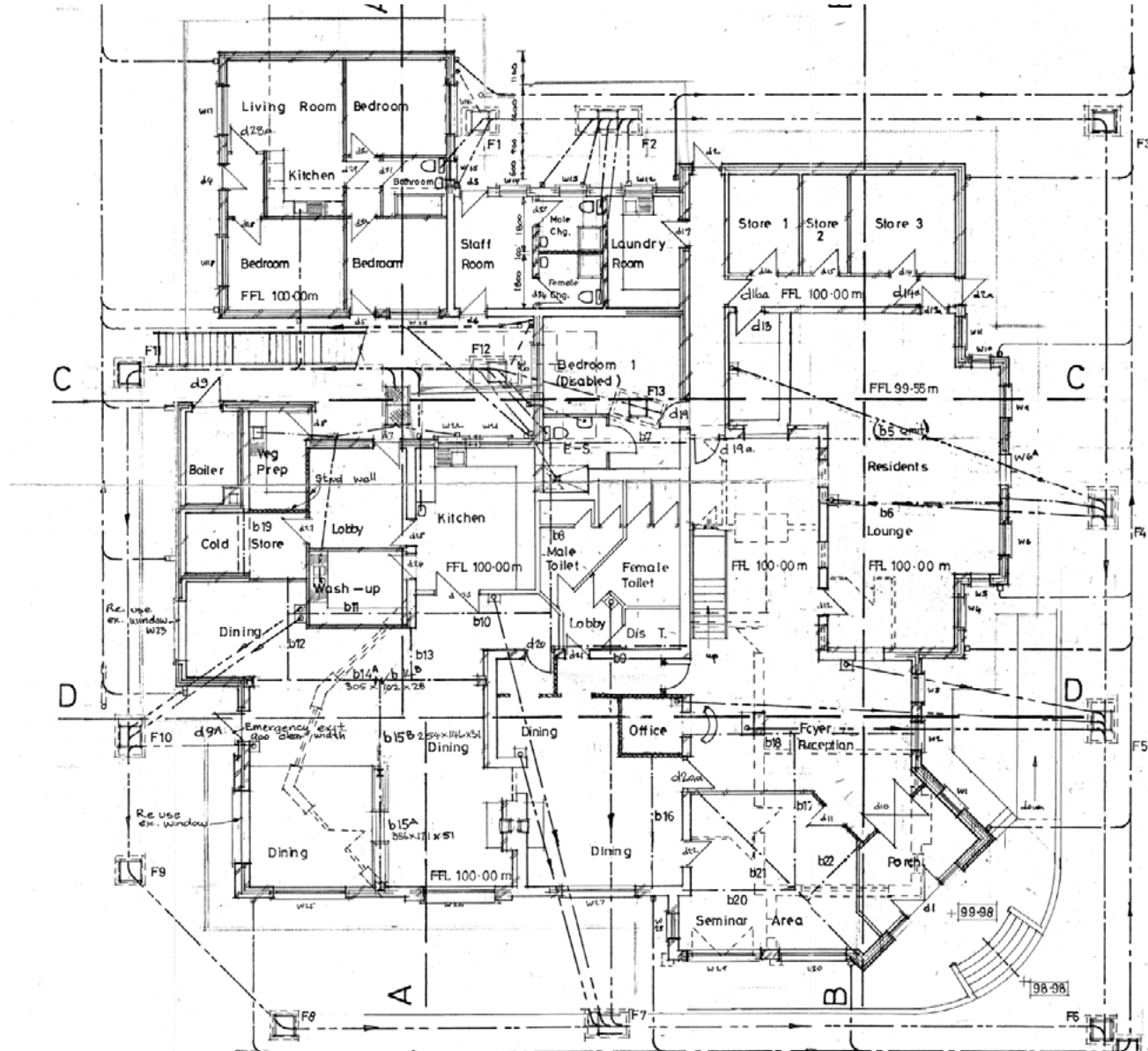
Parking (31 no. spaces)



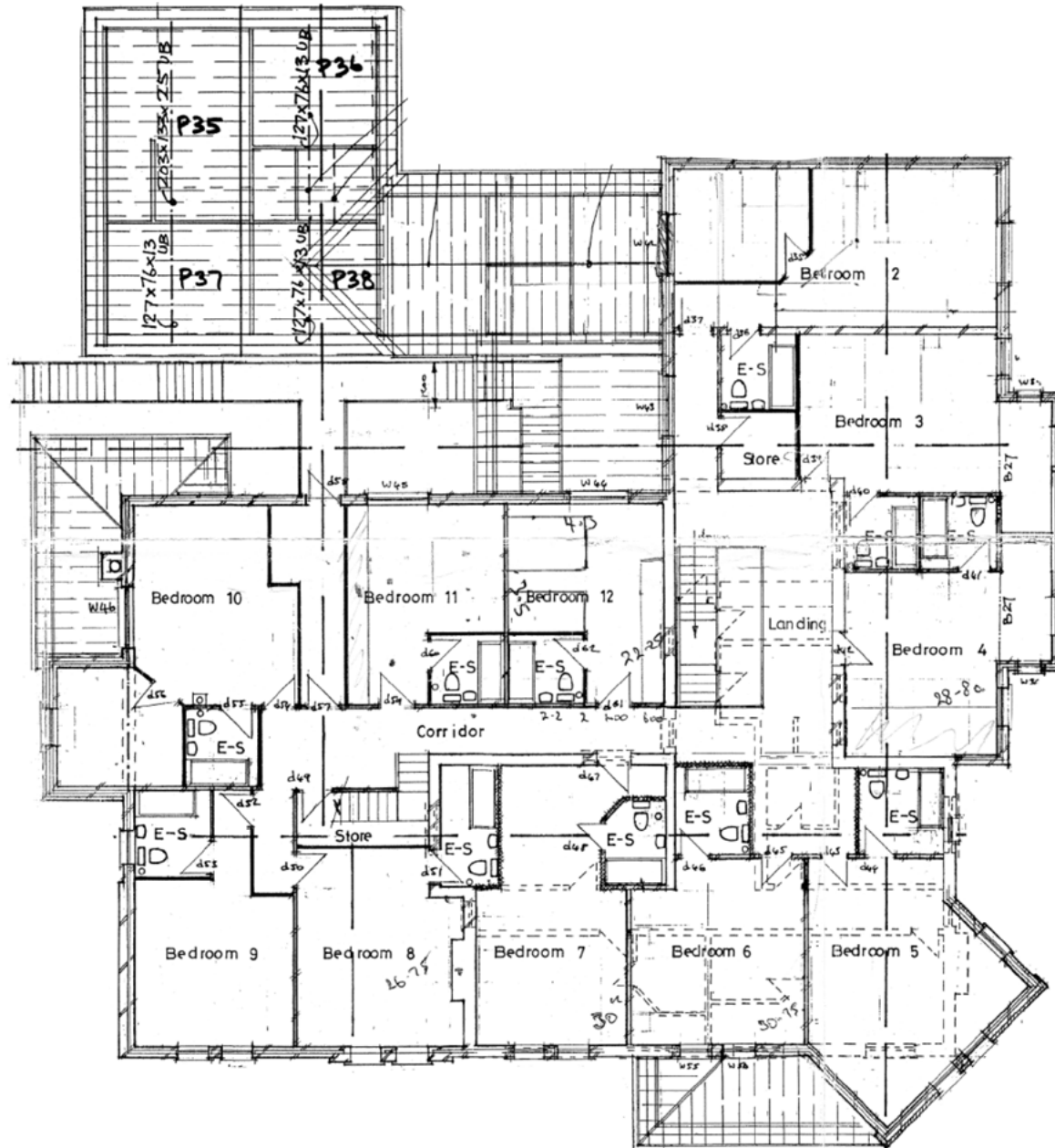


OUTLINE FOR INDICATIVE PURPOSES ONLY

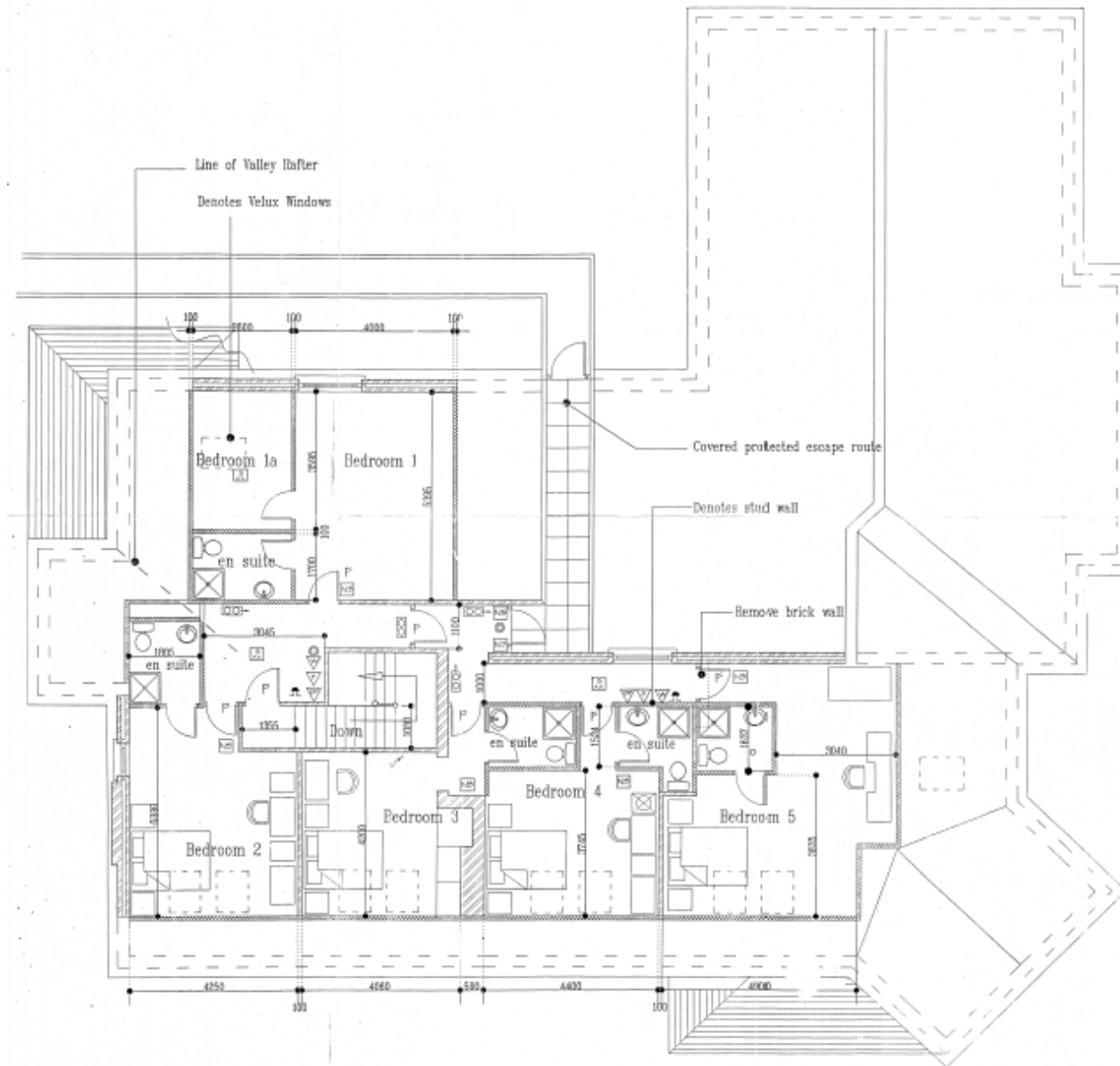
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







## Licence

There are currently two licences held

- a) Restaurant Licence
- b) Guest House Licence

## Title

Understood to be held Freehold – See Land Registry map confirming boundaries.

## Rates

From our on line search the property has been assessed for rates as follows:-

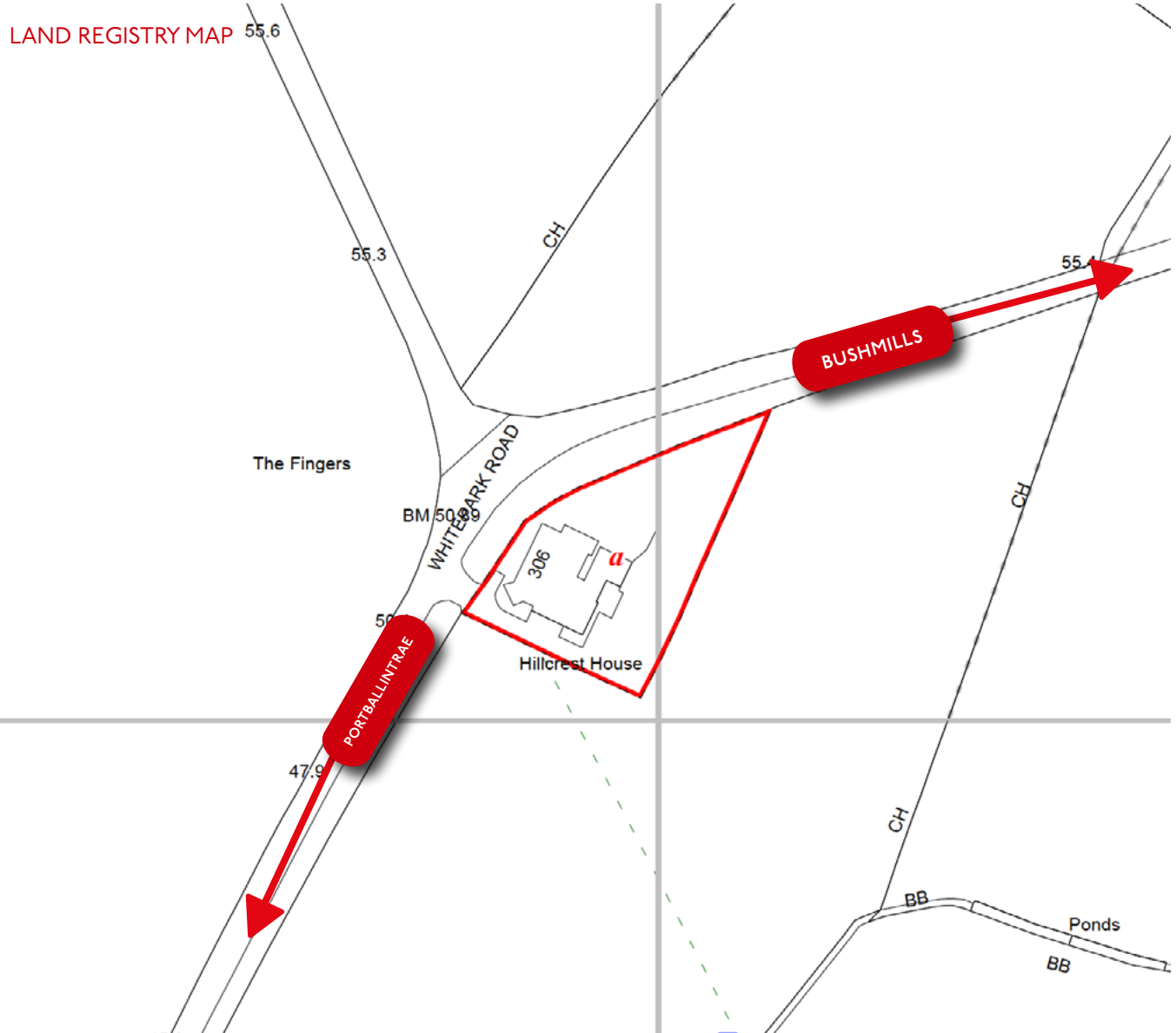
Property Type	Mixed
Domestic – Capital Value Non exempt	£67,500
Non Domestic – NAV	£25,800
Domestic Rate Poundage for 2022/23 is	£0.008702
Non-Domestic Rate Poundage	£0.5426

## Stock

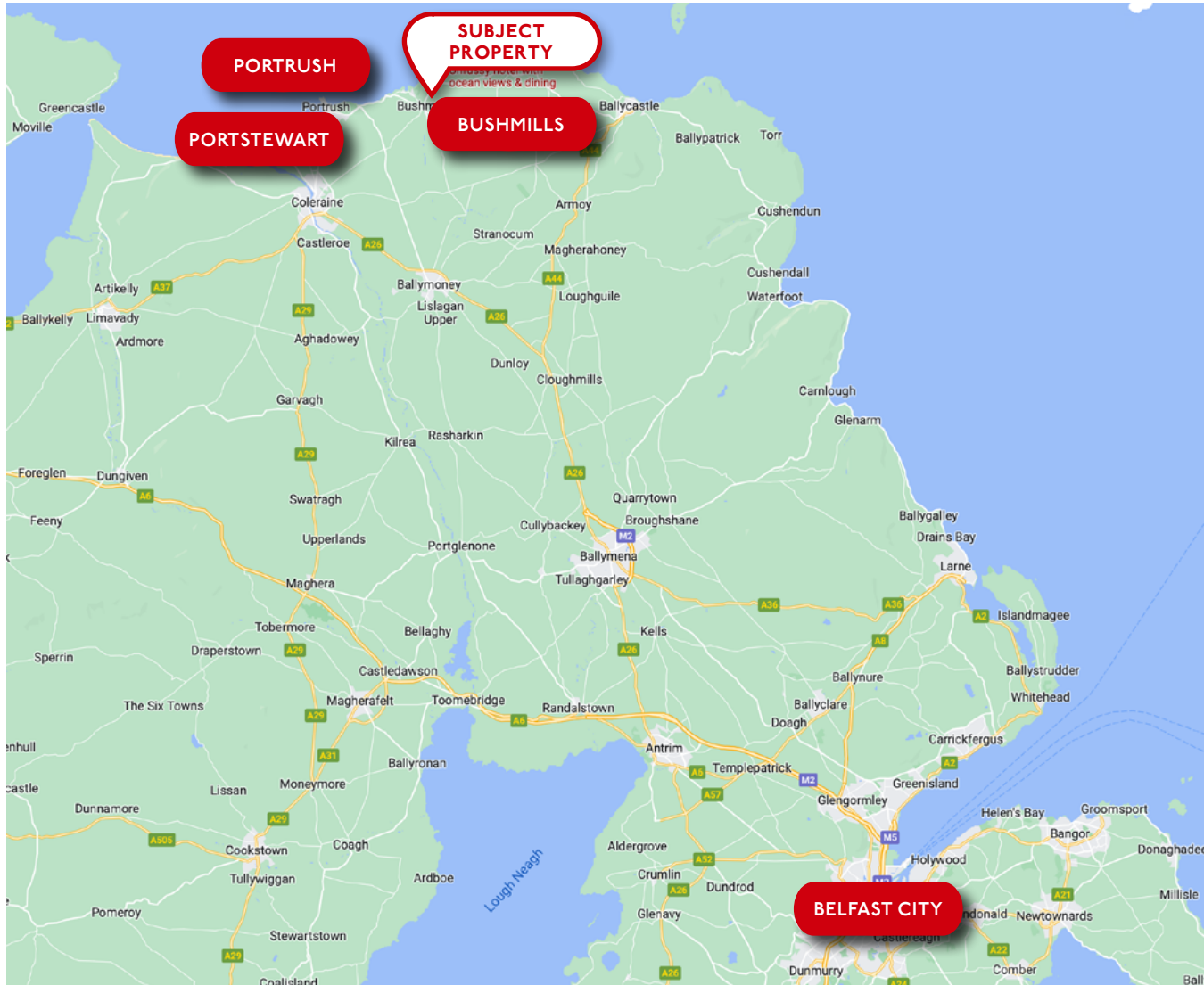
To be sold at valuation.

## Price

Price on application.







## Contact

Strictly by appointment with the joint Selling agents.

For further information please contact:

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Further information is available at [www.lisney.com](http://www.lisney.com)

