

Morrissey's

Lisney

FOR SALE

EXCELLENT OPPORTUNITY TO ACQUIRE THE LONG ESTABLISHED, WELL KNOWN, TOTALLY REFURBISHED, FAILTE IRELAND REGISTERED 3 STAR 25 BEDROOM HOTEL

## THE HIGHLANDS HOTEL, MAIN STREET, GLENTIES, CO. DONEGAL

BER D1



01-638 2700

- Very long established, 25-bedroom, Failte Ireland registered 3 Star hotel.
- Navy Poet Bar and Grill, Owenea Restaurant, Residence Lounge, Coffee Lounge.
- Two function rooms with conference and banqueting facilities for 80 patrons in the small function room and 400 in the large room. Both function rooms self-sufficient.
- High profile location in the heart of Glenties with excellent off street car parking.



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### **LOCATION**

The Highlands Hotel is a very well-known boutique hotel, well located on the Main Street of Glenties Town.

Glenties is situated on the north west edge of the Blue Stack Mountains and only a few kilometres from the Atlantic Ocean on the wild Atlantic Way.

Glenties is situated where two Glens meet and on the Owenea River and is well known for its wonderful fishing on both the Owenea River and the Gweebarra Rivers.

The immediate area offers wonderful leisure activities such as golf at the close by Narin & Portnoo Golf Club, various scenic walks, hikes, drives through glens and mountains and coastal scenery of Donegal and on the wild Atlantic way.

Furthermore, the wonderful sandy beaches of Narin, Rosbeg are all close by.

Glenties also is well know for hosting the McGill Summer School and the Harvest Fair Festival annually.

Glenties is located 27 km from Killybes, 10 km from Ardara, 30 km Donegal Town, Letterkenny 45 km, Ballybofey 37 km, Derry 80km, Sligo 100 km, Belfast 195 km and Dublin 255 km.





### THE PROPERTY

The Highlands Hotel is an imposing, substantial, yet compact property comprising a Part three, part two storey building with both single and two storey extensions extending to approx. 2,400 sqm comprising a well appointed reception area (together with passenger lift), with the Navy Poet Bar & Grill complimented by two function/banquet rooms, coffee room, residence lounge, fitted kitchen together with all the requisite storage and service facilities on the ground floor.

The upper floors comprise of 20 en suite bedrooms together with storage area and beauty salon on the first floor with 5 further en suite bedrooms on the second floor.

Outside there is an enclosed off street tarmacadam car park.

### THE OPPORTUNITY

The Highlands Hotel has been trading successfully for many decades and indeed in recent years with a good turnover split between food, beverage and function and bedroom sales.

The Business has been unable to derive the benefit of the substantial capital expenditure incurred in the complete refurbishment of the Highlands Hotel due to the Covid 19 Pandemic, however there is no doubting the excellent potential to grow the existing current business with good hands on active management.



### ACCOMMODATION

Description	GIA Sqm Approx
<b>Ground Floor</b>	1,350
Hotel Reception with passenger lift	
Managers Office	
Coffee Lounge	
The Owenea Restaurant (2 Sections)	
Navy Poet Bar & Grill with requisite toilet accommodation	
Main Kitchen which is fully fitted and equipped.	
Excellent back of house storage accommodation	
Small Function Room (80 patron capacity) with its own bar and toilet accommodation	
Large Function Room (400 patron capacity) with its own bar tailored accommodation	
Secondary Kitchen for Function rooms	
Staff Accommodation	
Storage Accommodation	
<b>First Floor</b>	<b>700</b>
20 Bedrooms (all en suite and all rooms have tea/coffee facilities, hair dryer, direct dial telephone, work desk and lamp, SKY TV, wi-fi, and flat screen TVs.)	
Meeting / Reading Area on landing	
Beauty Salon	
Staff Room	
<b>Second Floor</b>	<b>180</b>
5 en suite Bedrooms	
<b>Outside</b>	
Tarmacadam car park	
Ancillary storage accommodation	
<b>Accommodation (part built/re-furbished for 2 apartments)</b>	<b>139</b>

**TITLE**

<b>Title</b>	Freehold
<b>Licence</b>	Full 7-day Publicans Licence (Hotel), Music and Dance Licence, Failte Ireland registered 3 Star Hotel

**COMMERCIAL RATES**

<b>Rateable Valuation</b>	€315
<b>Rate Multiplier</b>	71.81
<b>Rates Bill 2020</b>	22,620.15

**BER DETAILS**

BER Rating DI  
 Ber No: 800481715  
 EPI: 179.31 kWh/m2/yr

**SOLICITOR**

Majella Lynch, Senior Associate,  
 Messrs Flynn O'Driscoll Solicitors,  
 1 Grants Row, Lower Mount Street, Dublin 2.  
 Tel: (01) 642 4220. Email: majellalynch@fod.ie

**ACCOUNTANT**

John McCloskey,  
 Messrs John McCloskey & Co, Glenswilly,  
 Newmills, Letterkenny, Co. Donegal.  
 Mobile: 086 363 0805, Email: john@johnmccloskey.com

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole selling agent Lisney.

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

Tony Morrissey 01-638 2700 tmmorrissey@lisney.com  
 Shane Markey 01-638 2700 smarkey@lisney.com



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