

Renowned 3* 25-bedroom Hotel and Leisure complex

KILCORAN LODGE HOTEL CAHIR | CO. TIPPERARY



For Sale by Private Treaty as a Going Concern

On the instructions of the joint receivers Joe Walsh & Padraic O' Malley JW Accountants

Outstanding opportunity
to acquire a landmark
25-bedroom hotel and leisure
complex in Cahir, Tipperary,
offering significant potential
for future business growth.





Location

The Kilcoran Lodge Hotel is superbly situated in Ireland's southern midlands, just off the M8 Dublin to Cork Motorway. The property occupies a prominent position north of the R639 regional road, approximately 9km west of Cahir, 29km west of Clonmel, 30km south of Tipperary Town, and 24km south of Cashel.

Cahir itself is a charming heritage town set on the River Suir, renowned for its historical ties to the Butlers of Ormond. The town benefits from exceptional transport connectivity, located on the Limerick–Waterford Transport and Economic Network, with direct access to Limerick, Waterford, Cork, and Dublin via the M8 motorway and national rail services.

The wider Cahir area is a well-established tourism hub, celebrated for its rich heritage and close proximity to Cashel and the Suir Blueway. Notable attractions nearby include Cahir Castle, the Swiss Cottage, the Rock of Cashel, and Mitchelstown Caves. Cahir is currently undergoing strategic regeneration, with funding secured under the RRDF to revitalise the town centre and historic square as a vibrant Living-Working Quarter. The town also maintains strong links with the agri-food sector, hosting major employers such as ABP Food Group and Oakpark Food.

Future growth in Cahir is set to be driven by its tourism and heritage appeal, with strong associations to Fáilte Ireland's 'Ireland's Ancient East', Cashel, Munster Vales, and the Suir Blueway. There is also significant potential for expansion in the agri-food manufacturing sector, supported by the town's strategic location and robust infrastructure.

According to the 2022 Census, County Tipperary has a population of 167,661, with Cahir home to 3,679 residents.

The Property

Originally established in the 19th century as a hunting lodge for the Earl of Glengall, Kilcoran Lodge Hotel is a striking period property that has been thoughtfully developed and extended to create a boutique three-star hotel. The hotel features 25 individually styled bedrooms, along with a welcoming bar, elegant lounge, and versatile dining and function spaces. Guests also enjoy access to a compact leisure facility, including a swimming pool and gym.

The main building is predominantly two-storey, complemented by a series of single-storey extensions to the rear. The original structure showcases traditional brick, stone, and masonry construction, while the extensions are built from concrete block with a smooth rendered finish. The property is topped with a series of pitched and hipped natural slate roofs, with flat roofs over the single-storey rear sections.

Inside, flooring is mainly timber-on-joist, and the original building retains its classic timber-framed windows with single-pane glazing, enhanced by modern PVC-framed double-glazed windows in the newer extensions.

Occupying a central position on its site, the hotel is complemented by a detached leisure centre—complete with pool and gym—housed in a charming, single-storey timber-framed and timber-clad cabin located on the western boundary of the property.

The hotel stands on a site of approximately 3.483 hectares / 8.61 acres.











The Opportunity

Kilcoran Lodge Hotel presents a rare opportunity to acquire a landmark period property and boutique hotel, superbly positioned in a renowned tourism and heritage destination in the southern midlands. This established three-star hotel, set amid scenic surroundings near Cahir and Cashel, benefits from excellent transport links and proximity to major visitor attractions, making it ideally suited for continued hospitality use or further development. The property offers significant potential to capitalise on the region’s strong tourism growth, vibrant local economy, and expanding agri-food sector.

Title

Freehold

Licence

Publican’s Licence (Ordinary) Hotel - BF - 1902 Act (Public Bar)

Services

Full Mains Services, septic tank and treatment system.

Accommodation

| DESCRIPTION | SQM |
|--------------------------|---------|
| Ground Floor | 1,204.4 |
| Entrance Foyer | |
| Reception Area | |
| Store | |
| Chair Store | |
| Cold Store | |
| Goods Store | |
| Office | |
| Kitchen & Wash | |
| Kitchen Stores | |
| Boiler Room & Ext Store | |
| Laundry | |
| Staff Changing & Toilets | |
| Switch Room | |
| Meeting Room | |
| 2 Bedrooms | |
| Staff Room | |
| Drawing Room / Tea Room | |
| Dining / Breakfast Room | |
| Patron Toilets | |
| Lounge Bar | |
| Function Room | |
| Function Toilets | |
| First Floor | 709.8 |
| 23 Bedrooms | |
| Linen Stores | |
| TOTAL | 1,914.2 |

Commercial Rates

Hotel
Rateable Valuation: €36,500
Rate Multiplier: (ARV) 0.2268
Rates Bill 2024: €8,278.20

BER Details



| LEISURE ACCOMMODATION | SQM |
|---------------------------|--------|
| Entrance & Reception Area | |
| Pool Area | |
| Gym Area | |
| Changing Rooms | |
| Plant Room | |
| TOTAL | 333.48 |

Solicitor

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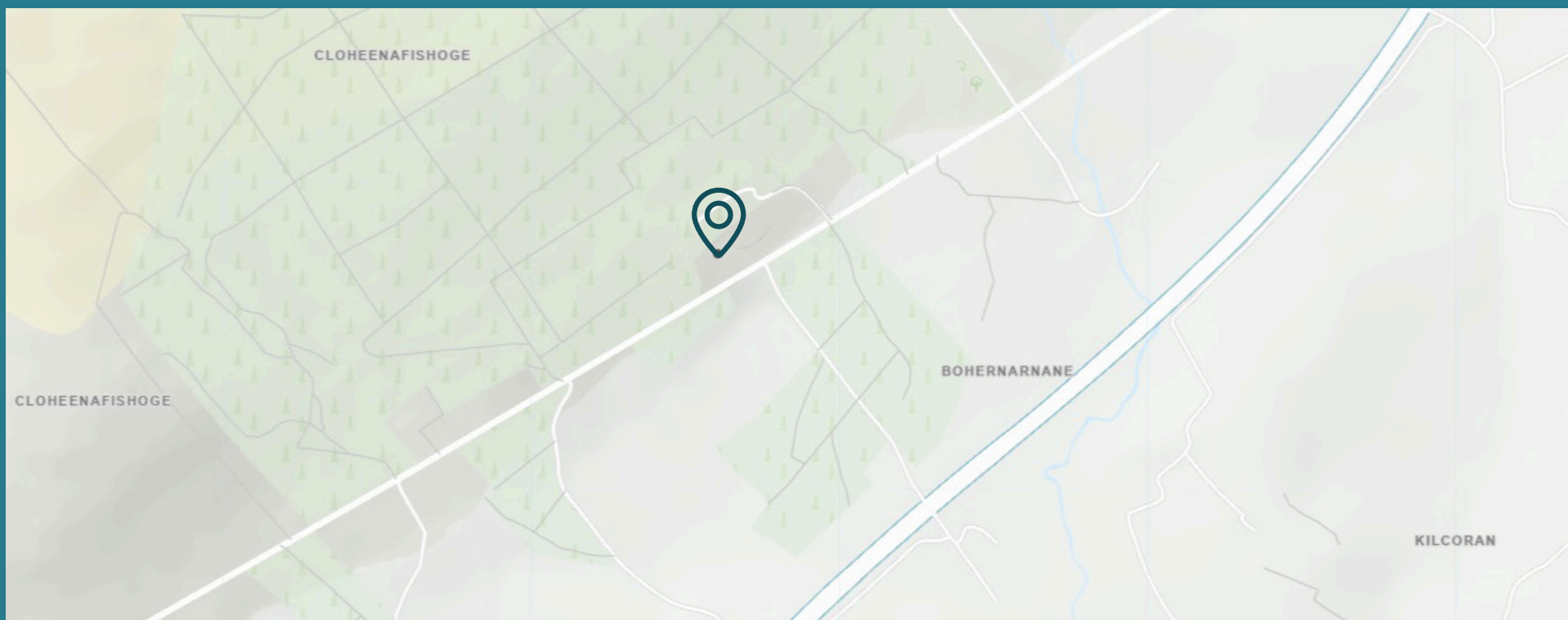
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KILCORAN LODGE HOTEL

CAHIR | CO. TIPPERARY



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