

'The Donn Carragh Hotel', 95-97 Main Street, Lisnaskea, Enniskillen, BT92 0JD

For Sale

Well established 19 bedroom hotel premises with bar, restaurant, conferencing facilities and rear car park



**O'REILLY
TAYLOR
& TWEEDY**

**Lambert
Smith
Hampton**

Summary

- Established Licensed Hotel premises offering 19 bedrooms all of which have en-suite facilities.
- Highly prominent position on Main Street in the centre of Lisnaskea.
- Excellent opportunity to purchase a well-established hotel premises.
- The premises benefits from a bar and restaurant along with liquor licence.
- The building provides conferencing facilities that can accommodate up to 300 people.

Location

The subject property is located in the centre of Lisnaskea, County Fermanagh. Lisnaskea is the second biggest settlement in county Fermanagh with a population of 2,960 people (2011 census) and is located 11 miles from Enniskillen. Lisnaskea is located 3.5 miles from the A4, linking the settlement with Belfast and the rest of the province. County Fermanagh is recognised as a strong tourist destination with attractions including Lough Erne, Florence court and Castle Archdale. The subject property benefits from a prominent position on the centre of Main Street in Lisnaskea.

Description

The subject premises represents an excellent opportunity to acquire a well-established hotel premises in the centre of Lisnaskea. The Donn Carragh offers 19 recently refurbished bedrooms all of which have been finished and decorated to a high standard. Each room benefits from en-suite facilities and the rooms comprise of a mixture of singles, doubles, twins, triples and family rooms.

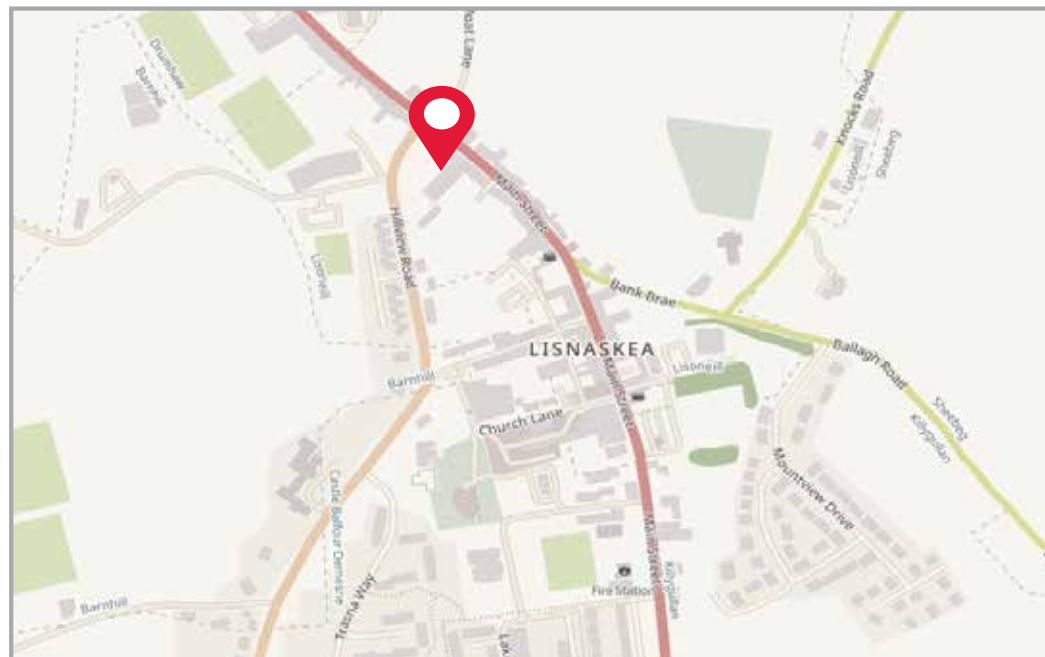
The premises benefits from a restaurant and bar accommodation along with conferencing facilities and rear car park that can accommodate 25-30 cars. The Lisadell and Lidsoo function Suites can accommodate up to 100 people and are suitable for a variety of uses to include meeting space and corporate events. The Erne suite can accommodate up to 300 people and is ideal for larger corporate events and weddings, among multiple other uses.

The premises will be sold with goodwill, fixtures and fittings.

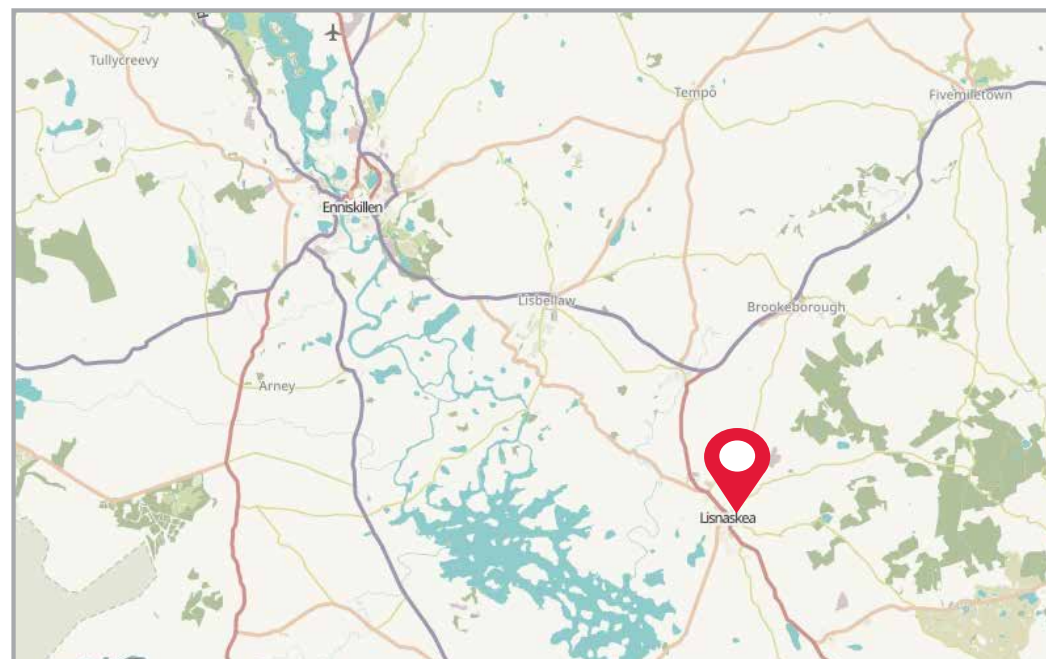
N.B a copy of the liquor licence is available upon request. Please contact the agent for further details.

Energy Performance Certificate

The property benefits from an EPC rating of B46 and the Energy Performance Certificate is available upon request.



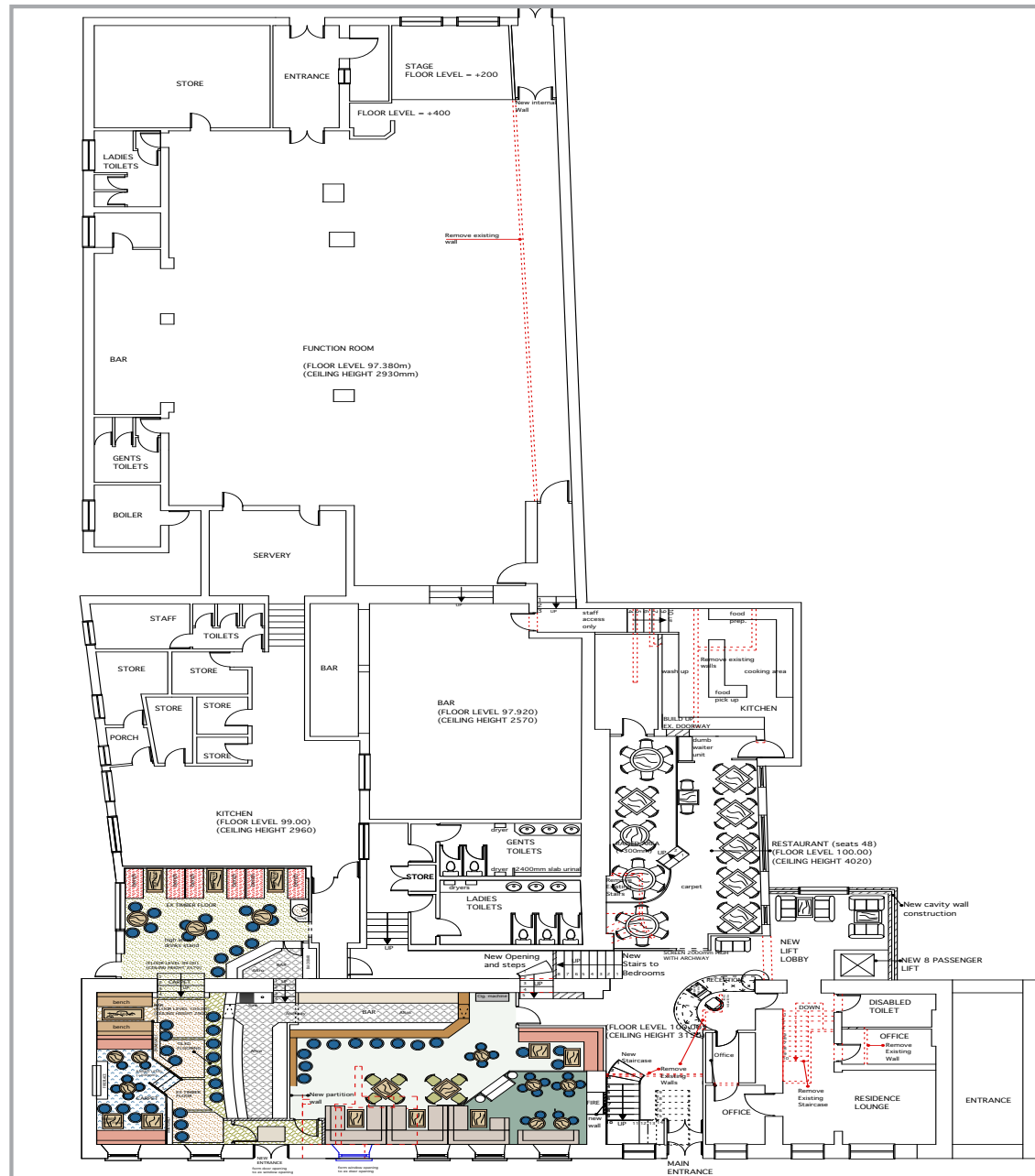
For Indicative Purposes Only







Floor Plan



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Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £30,000
Non Domestic Rate £ 19/20: £0.5883
Rates Payable: £17,649.93

Price

Offers are invited in the region of £350,000.

Stamp Duty

This will be the responsibility of the purchaser.

Value Added Tax

If applicable, VAT will be payable in addition to the purchase price.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

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