



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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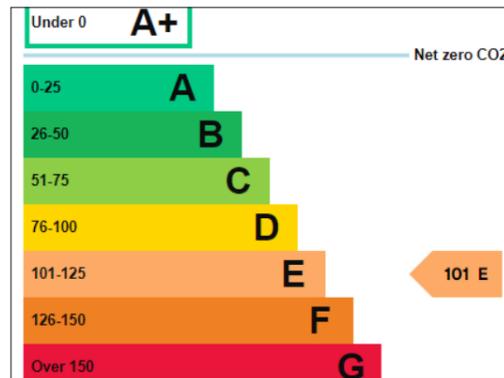


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PORTRUSH

The Port Hotel

53-57 Main Street

BT56 8BN

Price On Application

028 7083 2000
www.armstronggordon.com

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A unique opportunity to acquire The Port Hotel, a charming and well-established hotel located in the heart of Portrush, one of Northern Ireland's most popular coastal towns. Positioned along the famous Causeway Coastal Route, this thriving hotel enjoys a prime location just minutes from local attractions, beaches, Royal Portrush golf course, and the historic Dunluce Castle and is immediately adjacent to some of the most popular restaurants the local area is to offer.

With its prime coastal location, robust customer base, and potential for further growth, The Port Hotel is an excellent investment opportunity in one of Northern Ireland's most desirable tourist areas. Don't miss this rare chance to acquire a property that blends character, charm, and business potential.

As you enter the town of Portrush on the Coleraine Road, proceed along Eglinton Street, pass the train station and continue onto Kerr street. At the bottom of Kerr Street, pass the harbour follow the road up the hill and turn right which leads you onto Main Street. The Port Hotel will be located on your right after Bath Street (located on the left) and before Kiwi's Bar on your right.



The Port Hotel is located on 53 Main Street, right in the heart of Portrush, a vibrant coastal town on the north coast of County Antrim, Northern Ireland. This prime location places the hotel just steps away from the town's famous West Strand Beach and a short walk from the East Strand, offering stunning sea views and easy access to sandy shores.

Portrush is a renowned tourist destination along the Causeway Coastal Route, with nearby attractions including the world-famous Giant's Causeway (a UNESCO World Heritage site), the dramatic ruins of Dunluce Castle, and the prestigious Royal Portrush Golf Club, which has hosted The Open Championship.

The hotel is also well-connected by public transport, with Portrush Train Station just a few minutes' walk away, linking to Belfast and Londonderry/Derry. The nearby towns of Coleraine and Bushmills are also easily accessible, adding to the appeal of this picturesque coastal retreat.



Prime Location:

Situated on Main Street, offering easy access to nearby tourist destinations such as the Giant's Causeway and Royal Portrush Golf Club.

Accommodation:

17 well-appointed guest rooms, ranging from single rooms to family suites, all equipped with modern amenities and ensuites.

Dining Facilities:

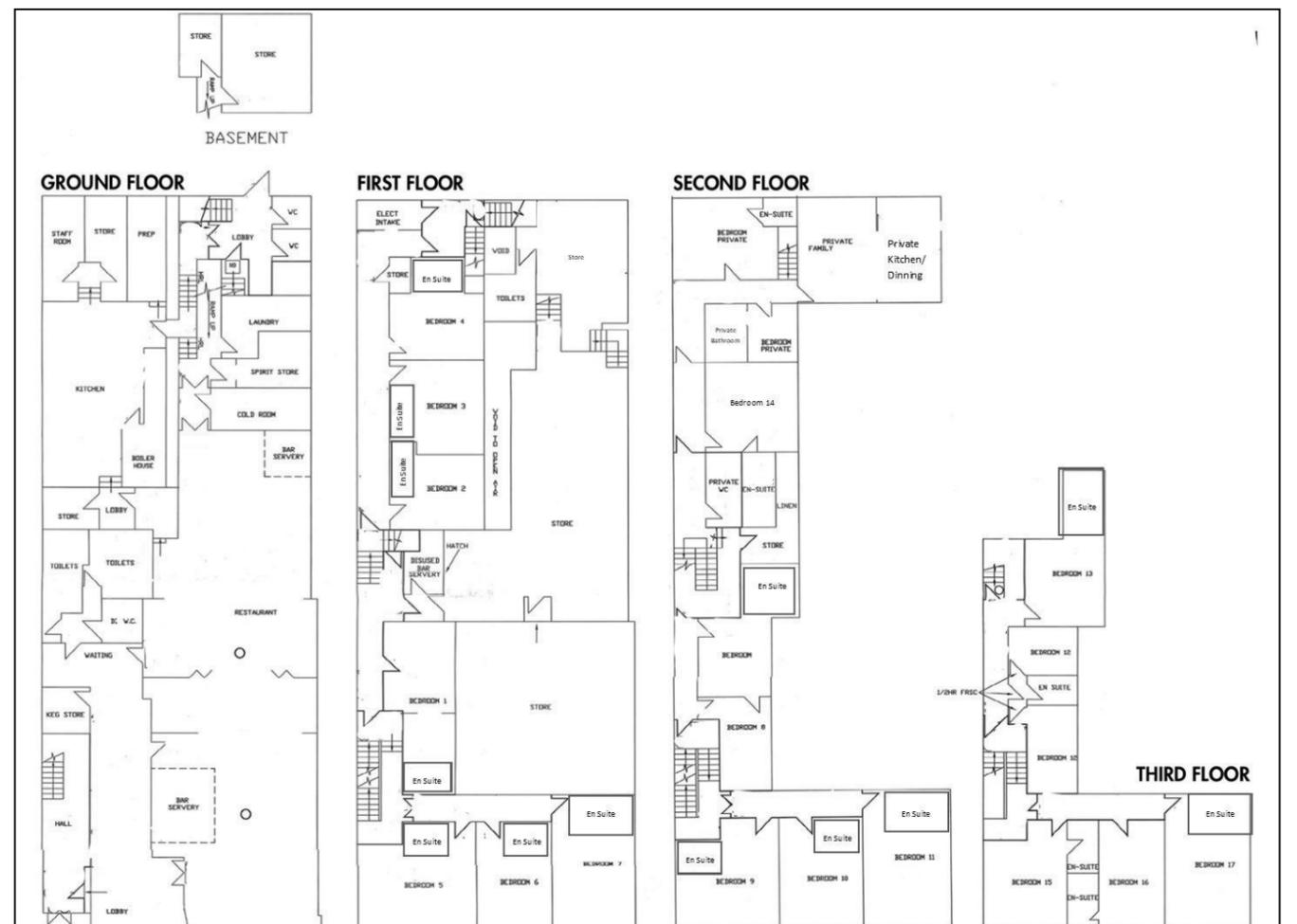
A fully licensed restaurant and bar catering to both hotel guests and the local community.

Established Business:

A long-standing hotel with a strong reputation for hospitality and excellent customer reviews. Perfect for both holidaymakers and business travellers.

Potential for Growth:

Opportunity for further development, such as expanding services or introducing events and private functions to increase revenue streams.



ACCOMMODATION:

Total Gross Internal Area: 13,759 sq. ft & 1,278 sq. m.

Net Annual Value: £20,300

Rate in £ for 2023/24: £0.555325

Estimated Rates: £11,885.28 approx. per annum.

FIXTURES & FITTINGS:

An inventory of fixtures and fittings to be included in the sale available to eventual purchaser.

VAT:

As we are selling the business as a going concern there is no VAT liable, provided the buyer is VAT registered.

SPECIAL FEATURES:

- ** PVC Double Glazed Windows
- ** Separate Two Bedroom Second Floor Apartment
- ** All Ensuite Rooms

TENURE:

Freehold

