



BARRYS

**16 EGLINGTON STREET,
PORTRUSH, CO. ANTRIM**

**The Last Remaining Seafront
Development Site in Portrush**



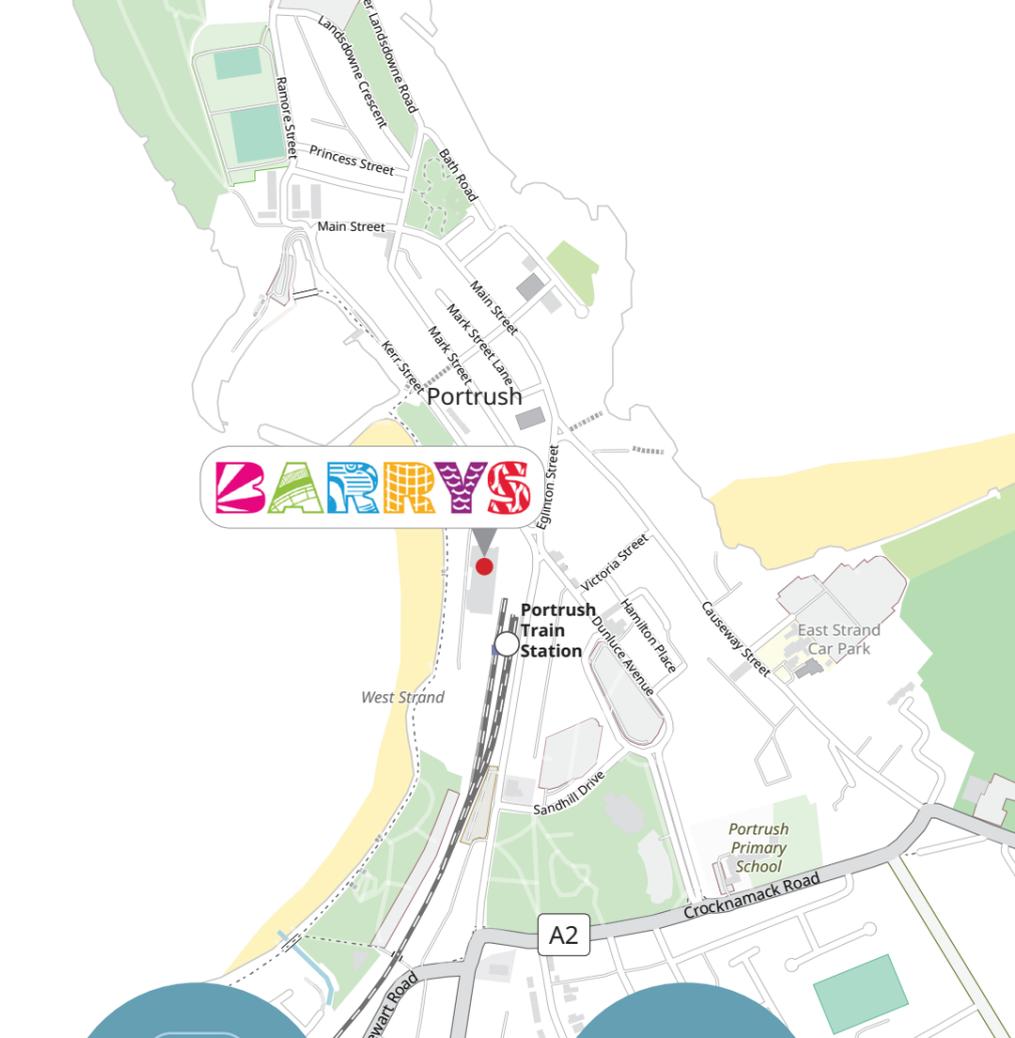


LOCATION & CONNECTIVITY

Portrush enjoys a spectacular location on the North Coast famous for its panoramic views over the ocean of the Causeway Coast towards Scotland and the Donegal hills. It is situated on a mile-long peninsula extending out into the Atlantic Ocean.

Portrush remains one of Northern Ireland's premier tourist resorts with many major events taking place annually such as The North West 200, Portrush Raft Race and The Air Waves event which bring in approximately 1.5 million tourists to the North Coast. The Open 2019, which was held at Royal Portrush Golf Club in July 2019, was a major success and has put Portrush and the North Coast firmly on the map, which will surely attract many more tourists over the coming years. There is an abundance of historic sites and tourist attractions to visit, including the world-famous Giant's Causeway, Bushmills' Distillery and Dunluce Castle, all within easy access.

Key Locations	Distance	Approx. Drive Time
Portstewart	3.6 miles	10 mins
Portballintrae	5.0 miles	11 mins
Coleraine	5.7 miles	13 mins
Bushmills	6.4 miles	14 mins
Ballycastle	18.0 miles	30 mins
Belfast	59.8 miles	70 mins



AIRPORT

The city of Derry Airport is 45 minutes away (29 miles), whilst Belfast International Airport is 1 hour distant (47 miles) and Belfast City Airport 1 hour 10 minutes distant (60 miles).



TRAIN

The recently redeveloped £5.6m Portrush Train Station is located directly beside the site and connects Portrush to Belfast City Centre and Coleraine.



BUS

Frequent Ulsterbus 140 services connect Portrush to nearby Coleraine and Portstewart.



PEDESTRIAN

The public realm scheme transformed the town by introducing high-quality granite paving and other contemporary surfaces, new street furniture and enhanced lighting, improving pedestrian connectivity across the peninsula.

Portrush has recently undergone a £17m regeneration programme.



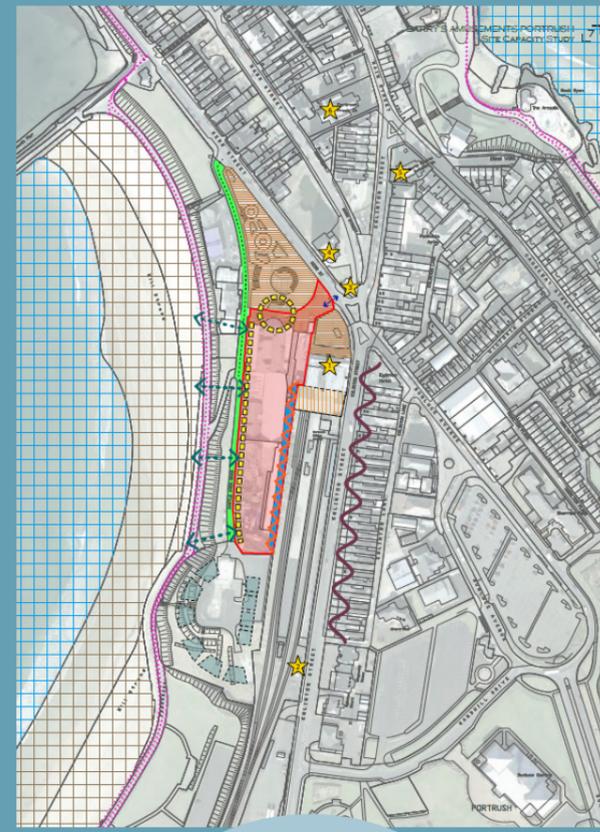
For indicative purposes only

DESCRIPTION & PLANNING

The site extends to approximately 2.22 acres (0.90 ha) and consists of the current Barry's Amusement Site, located in the heart of Portrush. Barry's was opened over 90 years ago in 1926 by the Truffelli family and is widely recognised as Northern Ireland's largest and longest running amusement park.

The site sits in a highly prominent sea-edge location, between the newly renovated Portrush Train Station and Portrush Beach. The elongated site stretches between the Castle Erin Site to the south and the recently refurbished area of public open space to the north. The site benefits from key frontage to both the western and northern edge with magnificent coastal views. The immediate vicinity comprises a healthy mix of residential, commercial, retail, leisure and food and beverage uses.

The site is zoned as white land within the Northern Area Plan 2016. This means that the lands are suitable for a variety of uses, subject to planning. Indicative schemes have been prepared for the site to include Residential, Hotel & Leisure, and Recreation.



The strategic location and setting of the lands offer an excellent opportunity to develop a high-quality mixed-use scheme.



INDICATIVE SCHEMES

RESIDENTIAL OPTION MASSING STUDY



Developable Area - Residential Floor Areas		
Estimated Unit Numbers	No.	23
Average Floor Area per Unit	m2.	125
	Sqft.	1,350
Total Floor Area	m2.	2,941
	Sqft.	31,659

INDICATIVE SCHEMES

PERCEIVED MAXIMUM CAPACITY



Perceived Maximum Site Capacity		
Developable Area - Overall (Based on 74% site efficiency over 3 storeys)		
Developable Area over 3 Storeys	Ha	2.01
	Ac	4.97
	m2	20,101
	Sqft	216,371

RESIDENTIAL & HOTEL MASSING STUDY



Developable Area & Floor Areas - Hotel (with Restaurant) & Ground Floor Mixed Use		
Total Hotel Floor Area (assuming 120 bed hotel with restaurant)	m2	4,831
	Sqft	52,000
Ground Floor Mixed Uses (e.g. retail, conferences etc)	m2	1,650
	Sqft	17,755
Total Floor Area of Hotel with Ground Floor Mixed Use	m2	6,480
	Sqft	69,755
Developable Area & Floor Areas - Residential		
Estimated Unit Numbers	No.	12
Average Floor Area per Unit	m2.	125
	Sqft.	1,350
Total Floor Area of Units	m2.	1,505
	Sqft.	16,200

HOTEL & LEISURE / RECREATION MASSING STUDY



Developable Area & Floor Areas - Hotel (with Restaurant) & Ground Floor Mixed Use		
Total Hotel Floor Area (assuming 120 bed hotel with restaurant)	m2	4,831
	Sqft	52,000
Ground Floor Mixed Uses (e.g. retail, conferences etc)	m2	1,650
	Sqft	17,755
Total Floor Area of Hotel with Ground Floor Mixed Use	m2	6,480
	Sqft	69,755
Developable Area & Floor Areas - Leisure / Recreation		
Leisure / Recreation Floor Area (over 3 storeys)	m2	8,175
	Sqft	88,000



PRICE

We are instructed to seek offers in the region of £2,750,000 (Two Million Seven Hundred & Fifty Thousand Pounds Sterling) for our client's freehold interest, exclusive of VAT.

Consideration will be given to being sold as a going concern. Price on Application.

TENURE

Freehold.

SERVICES

Interested parties are requested to satisfy themselves on the availability and adequacy of all services.

INSPECTION

Strictly by prior appointment with the selling agent.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

FURTHER INFORMATION

NEAL MORRISON

+44 (0) 28 9026 7824
neal.morrison@savills.ie

MEGAN HOUSTON

+44 (0) 28 9026 7826
megan.houston@savills.ie

PHILIP TWEEDIE

+44 (0) 28 7034 4433
philip@philiptweedie.com

AMY QUIGLEY

+44 (0) 28 7034 4433
amy@philiptweedie.com



SAVILLS BELFAST

2nd Floor,
Longbridge House,
16-24 Waring Street,
Belfast, BT1 2DX
savills.ie



PHILIP TWEEDIE

62-64 New Row
Coleraine
BT52 1EJ
philiptweedie.com

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.