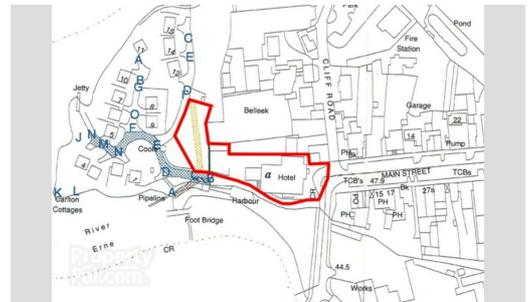
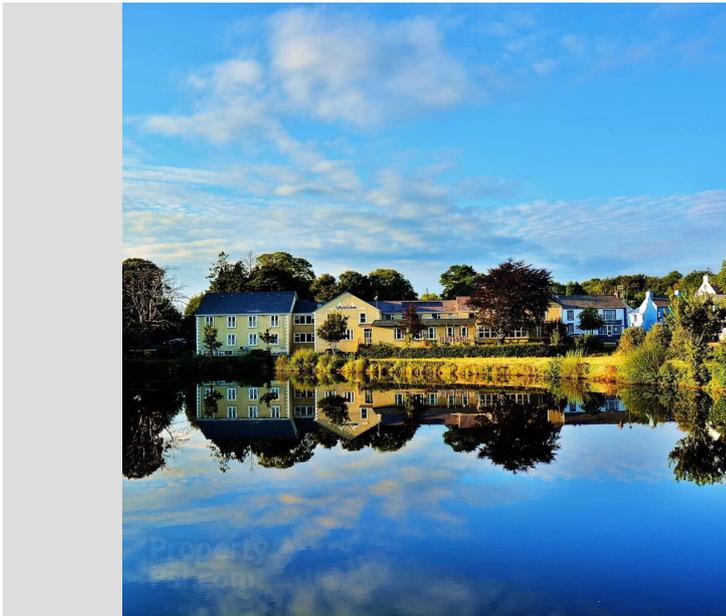


Glen Eden Hotel, 2 Main Street, Belleek

Starting Bid: £535,000.00



Baird Real Estate, Dungannon via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Rare opportunity to purchase an existing Hotel premises, ideally located on the banks of the River Erne opposite Belleek Pottery Visitor Centre. Belleek is a thriving border market town and is internationally renowned for Belleek Pottery. The property provides a purchaser with a "ready to go" business providing a modern and well fitted out hotel. The hotel has traded successfully in the past and provides an ideal setting for weddings and additional seasonal trade due to its close proximity to Donegal. Furthermore the hotel is located close to the Lough Erne Golf Resort. The greater part of the village lies within County Fermanagh and part of it across the border into County Donegal. Enniskillen lies approximately 23 miles south east of Belleek via the scenic A46.

The property itself comprises of a two storey hotel with part basement which is of traditional construction covered primarily with a pitched roof. To the rear of the property adjacent to the car park is the most recent development which comprises 16 no. ensuite bedrooms. Much of the bar, restaurant and bedroom accommodation overlooks the River

Erne.

Internally the hotel comprises the Front and Riverfront bars, restaurant, function room, 35 no. ensuite bedrooms (several of which require modernisation), with ancillary service accommodation and facilities. The hotel is equipped and provides the purchaser a ready to go opportunity, with fixtures and fittings included within the sale.

The hotel comprises 35 no. ensuite bedrooms over ground and first floors providing double, twin and triple room accommodation including a luxurious honeymoon suite. The rooms are finished to a good standard in particular the newer accommodation comprising 16 ensuite rooms with the remaining 19 bedrooms forming part of the original building (all of which require modernisation).

The property provides adequate ancillary and service staff accommodation as well as space for a gym located in the lower ground. The building is serviced by a passenger lift over the 3 levels.

Externally the hotel provides approximately 30 car parking spaces to the rear as well as bottle and smoking facilities to the front and side overlooking the River Erne.

ACCOMMODATION

Part Basement

Includes space for gym with wc/shower facilities.

Ground Floor

Reception, front Bar, Riverfront Bar, Clogher Function Suite, Erne Restaurant, Kitchen/Stores and 8 ensuite bedrooms.

First Floor

27 ensuite bedrooms including a honeymoon suite (some of which require modernisation)

FIXTURES & FITTINGS

Most of the fixtures and fittings within the building are owned by the vendor which will be included in the sale.

TENURE

We understand the premises is on a leasehold basis, under a 1000 year lease which commenced on the 13th March 1986.

RATES: £35,000

FEATURES

Glen Eden Hotel on the banks of the River Erne.

35 ensuite bedrooms.

Bar, restaurant, function and gym facilities.

On site parking to rear.

Ready to go business opportunity

DIRECTIONS

The Glen Eden Hotel is located on the banks of the River Erne opposite Belleek Pottery Visitor Centre. Belleek is a thriving border market town and is internationally renowned for Belleek Pottery. The greater part of the village lies within County Fermanagh and part of it across the border into County Donegal. Enniskillen lies approximately 23 miles south east of Belleek via the scenic A46. In addition Belleek is located 106 miles (170 kms) west of Belfast, 125 miles (201 kms) north west of Dublin and 62 miles (100 kms) south west of Derry.

To view or make a bid contact: Maison Real Estate, Dungannon OR iamsold NI, www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the

authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.