

DUFFERIN COACHING INN & DUFFERIN HALL

31-33 HIGH STREET,
KILLYLEAGH, CO. DOWN
BT30 9QF



WHELAN

028 9044 1000

THE OPPORTUNITY

- We are pleased to offer for sale this multiple award winning, three star guest house and function hall, situated in the historic village of Killyleagh on the shores of Strangford Lough.
- Dating from 1803 the building has been sympathetically restored to provide a charming period guest house with individually decorated bedroom accommodation.
- Incorporating Dufferin Hall, a stunning banqueting suite with bar and kitchen facilities, ideal for weddings and venue hire.
- Opportunity to further develop an established business in particular the wedding and function trade.





LOCATION

The Dufferin Coaching Inn & Hall is located in the centre of Killyleagh 18 miles south east of Belfast, on the scenic western shores of Strangford Lough.

The village is best known for its 12th century Killyleagh Castle, one of Ireland's oldest inhabited castles and is only a short walk from the Dufferin Coaching Inn & Hall.

Killyleagh harbour and waterfront are popular visitor destinations and The Dufferin Coaching Inn & Hall is ideally located to benefit from these attractions. Other features in the area include the National Trust properties at Mount Stewart and Castle Ward, the scenic Mourne Mountains and Royal County Down golf links.

Killyleagh (Population of 2,928 in the 2011 census) is well served with good road links to Belfast, Bangor and Downpatrick.



DUFFERIN COACHING INN

Formerly the Ulster Bank, this three star award winning Grade B1 listed guest house boasts seven luxurious bedrooms all individually decorated and furnished with en-suite facilities.

Bespoke guest rooms are tailored to meet all requirements, to include family, double and single bed accommodation. All with TV, wifi as well as tea & coffee facilities, showers and baths in each room.



Guests can enjoy the comforts of a spacious residents lounge overlooking High Street and enjoy a relaxing breakfast in the recently refurbished cafe style dining room.





DUFFERIN BANQUETING HALL

Dufferin Hall located on the lower ground floor has recently been refurbished to provide a stunning dining area suitable for weddings and functions.

Capable of seating up to 100 guests for dining and 140 for live entertainment with a fully equipped adjoining bar area.

The venue is approached from High Street through separate double doors and steps leading down to the Banqueting Hall.





ACCOMMODATION

Lower ground floor

- Dufferin banqueting hall
- Stable Bar
- Catering Kitchen
- Family kitchen
- Laundry room
- Managers office

Ground floor

- Reception
- Residents Lounge
- Breakfast room
- Room 1 guest room with en-suite bathroom

First floor

- 5 Double guest bedrooms with en-suite bathrooms
- 1 Double single guest bedroom
- All rooms equipped with TV & Wifi
- Linen Room

RATES

Rateable value : Guest house office

£3,000 Commercial
£35,000 Domestic

Rates payable 2018/ 19

£1,715 Commercial
£286 Domestic

EPC

The property has an EPC rating of D83

PRICE

Offers in the region of £395,000
to include fixtures and fittings

VAT

All prices, charges and rentals are quoted
exclusive of VAT, which may be applicable.

VIEWINGS

By appointment through sole agents:-

Brian Nixon FRICS

E: brian.nixon@whelan.co.uk

M: 07801032053

T: 02890441000

Whelan Commercial Ltd
Scottish Provident Building,
7 Donegall Square West,
Belfast, BT1 6JH



WHELAN

LOCATION MAP



MISREPRESENTATIONS ACT 1967 Whelan Commercial Limited (and their Joint Agents where applicable) for themselves and for the Vendors and/or Lessors of the property whose agents they are, give notice that (1) these particulars are a general guideline only, for the guidance of prospective purchasers or tenants, and they do not constitute the whole or part of an offer or contract; (2) Whelan Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (3) no employee of Whelan Commercial Limited and their Joint Agents where applicable) has any authority to make or give representation of warranty or enter into any contract whatever in relation to the property; (4) unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject; (5) these particulars are issued on the understanding that all negotiations are conducted through Whelan Commercial Limited.