



FOR SALE BY PRIVATE TREATY





HIGHLIGHTS

Breaffy House Resort includes:

- Two hotels (Breaffy House Hotel comprising 106 bedrooms and Breaffy Woods Hotel comprising 128 bedrooms) and 12 two bedroom apartments
- Excellent Conferencing and Banqueting facilities
- Leisure Centre
- Spa
- Large Sports Arena of approximately 30,000 sq ft
- Outdoor sporting facilities
- The Resort offers the largest and one of the most dynamic conference venues in Connacht
- Extensive land offering with development potential
- Located only 5km from the vibrant town of Castlebar, the retail centre of Co. Mayo
- Mayo is one of Ireland's most established tourist destinations
- The Resort is situated near some of the West's most popular tourist attractions including; Westport, Croagh Patrick and the Knock Shrine

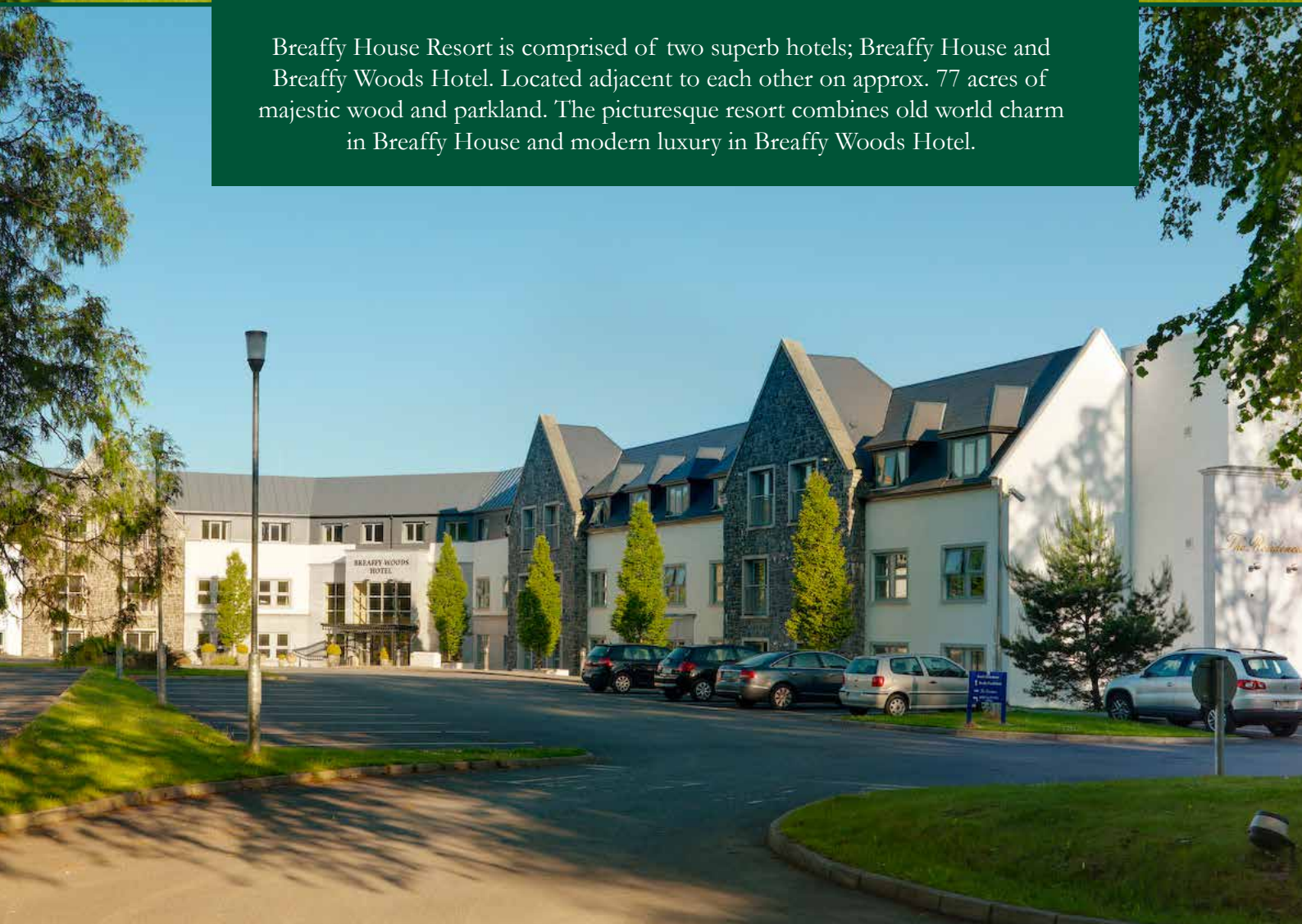


The hotel is offered for sale by Private Treaty on the instructions of Michael McAteer, Receiver, Grant Thornton

Clear of Hotel Management Agreement • Freehold



Breaffy House Resort is comprised of two superb hotels; Breaffy House and Breaffy Woods Hotel. Located adjacent to each other on approx. 77 acres of majestic wood and parkland. The picturesque resort combines old world charm in Breaffy House and modern luxury in Breaffy Woods Hotel.





Entrance

*Indoor
Sports
Arena*

*Breaffy
Woods
Hotel*

*Outdoor
Sports
Pitch*

*The
Residences*

*Breaffy
House
Hotel*





LOCATION

Entrance



Breaffy House Resort nestled in idyllic wood and parkland, is located approximately 5km southeast of Castlebar town centre, and only 40km from Knock Airport. Castlebar is the county town of Mayo and an important commercial, administrative and employment centre in the western region. Castlebar is the second largest retail centre in Connacht, after Galway City.

Mayo - a Popular Tourist Destination

Stretching from Lough Corrib in the south to Killala Bay in the north, Mayo boasts some of Ireland's foremost attractions including stunning scenery, superb fishing, excellently preserved historical monuments and buildings, great golf courses and some of Ireland's finest beaches.

Popular nearby attractions include; Croagh Patrick, Knock Shrine, Westport Town, Museum of Country Life, Michael Davitt Museum and Foxford Woollen Mills.

Westport	17km
Knock Airport	40km
Galway City	80km
Sligo	82km
Dublin City	236km





BREAFFY HOUSE HOTEL

Breaffy House Hotel, dating back to 1890, retains its Original Country House charm.



Bedrooms

There are 106 spacious bedrooms comprising of:

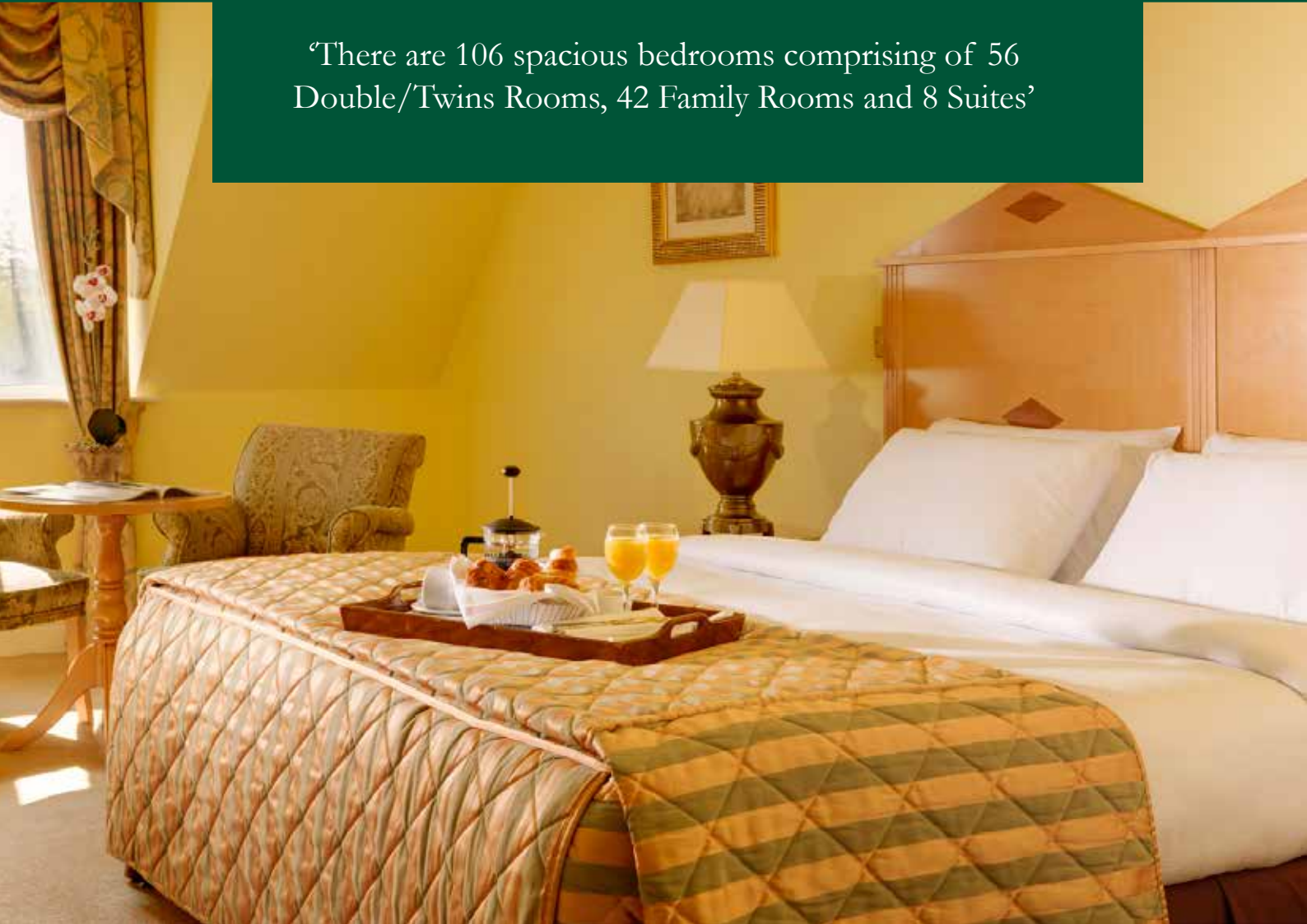
- 56 Double/Twin Rooms
- 42 Family Rooms
- 8 Suites

Food & Beverage

- The Mulberry restaurant with capacity for 120 covers
- Mulberry Bar & Lounge with capacity for 80 covers



‘There are 106 spacious bedrooms comprising of 56 Double/Twins Rooms, 42 Family Rooms and 8 Suites’





BREAFFY HOUSE HOTEL

Conference & Banqueting

The Breaffy Suite

Perfectly appointed on the ground floor of Breaffy House Hotel, the Breaffy Suite can be divided by solid partitions into three separate areas to cater for meetings from 50 to 600 delegates

The Breaffy Room

Caters for meetings from 4 people boardroom to 40 people theatre style

The Library Suite

Caters for meetings from 2 to 10 delegates

Leisure Centre

The Leisure Centre includes:

- 20 metre swimming pool
- Jacuzzi
- Sauna & steam room
- Fully equipped gym
- Fitness studio
- Approximately 1,300 leisure club members

The Spa

The spa comprises:

- 7 Treatment Rooms
- Turkish Mud Chamber
- 2 Floatation Rooms
- 1 Hydrotherapy Suite
- Relaxation Suite





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‘The Breaffy Suite can cater for meetings from
50 to 600 delegates’





BREAFFY WOODS HOTEL

Breaffy Woods Hotel is a modern stylish hotel. Opened in July 2006, the hotel offers spacious family rooms and suites.



Bedrooms

- There are 128 spacious bedrooms
- 109 Family Rooms
- 15 Double Bedrooms
- 4 Disabled Rooms

Breaffy Woods Hotel was designed for easy conversion to apartments. They are currently hotel bedrooms. The layout and design allows for easy conversion to 2 bedroom apartments.

The Residences

Adjoining Breaffy Woods Hotel, the Residences incorporates 24 two bedroom apartments. Twelve of these are in separate ownership and do not form part of the sale. Of the twelve apartments retained by the hotel, 11 have been rented out.

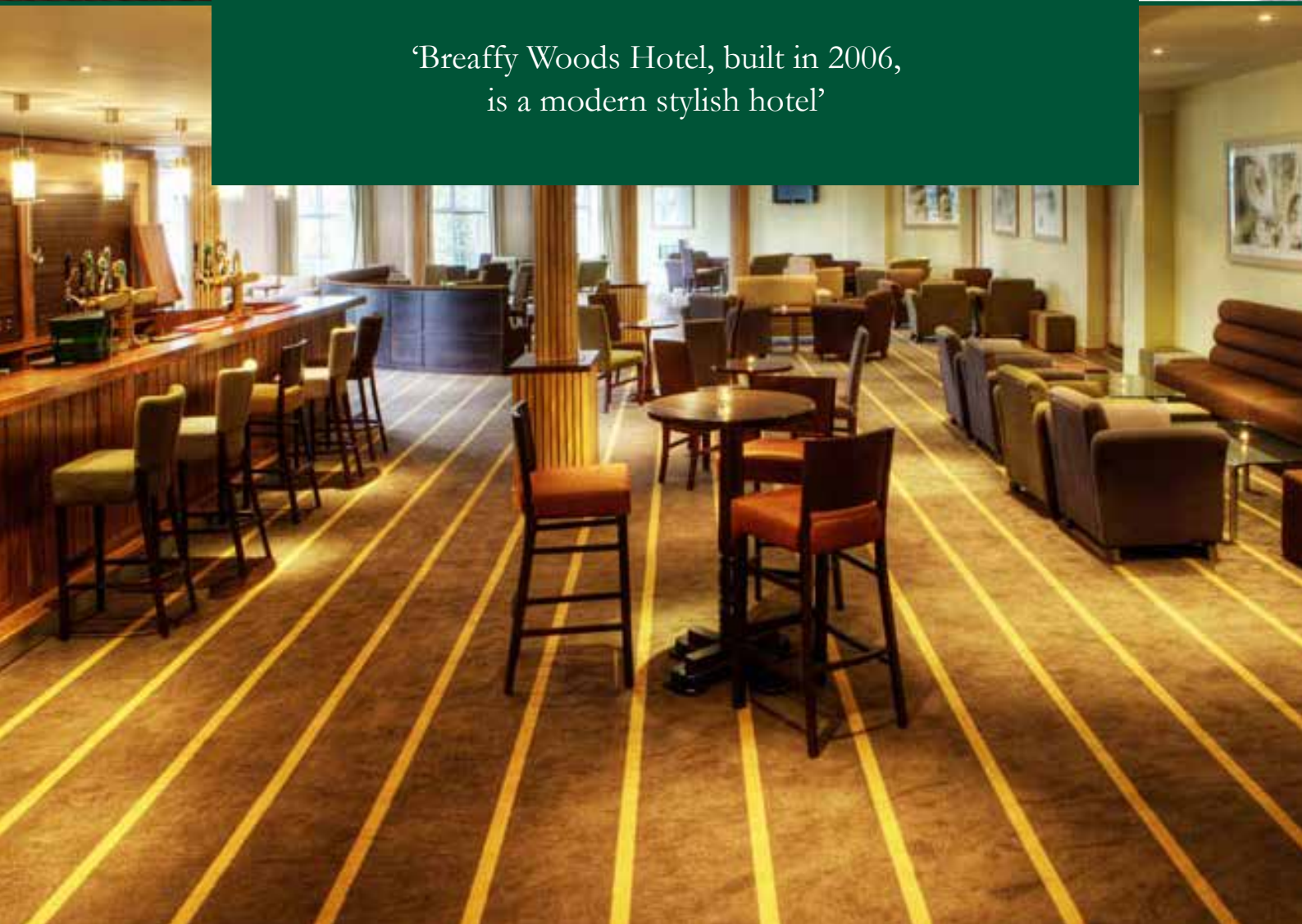
Food & Beverage

- Woods Bar has capacity for 250 covers with balconies overlooking the nearby stream
- Legends Restaurant has capacity for 130 covers



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‘Breaffy Woods Hotel, built in 2006,
is a modern stylish hotel’





BREAFFY WOODS HOTEL

The Arena

- The Breaffy Sports & Events Arena is one of Ireland's premier sporting and events facilities
- Measuring 30,000 sq. ft., it is the largest conference venue in Connacht
- The multi-purpose Arena is perfect for exhibitions, conferences, conventions, concerts, large banquets, product launches and sporting events.

Indoor Sports Facilities:

- Indoor Soccer Arena
- Basketball courts
- Badminton courts
- Tennis courts
- Indoor 60m running tracks
- 4 sets of team changing rooms
- 8 muscle recovery ice baths
- Team gym

Outdoor Sports Facilities:

- Playing Pitch
- A multi-functional astro-turf pitch





‘The Breaffy Sports & Events Arena is one of Ireland’s
premier sporting and events facilities’





FURTHER INFORMATION

TENURE

Freehold

RATES

Rates Payable for 2013 - €176,369.40.

BER

The hotel has a B3 rating.

Ber No.: 800213852

A full report is available to interested parties

SERVICES

We are advised that the following public services are available:

Electricity & Water

TUPE

The purchaser will be required to comply with the relevant legislation in respect of employees.

BASIS OF SALE

This property is being offered for sale on the instruction of Michael McAteer, Receiver, Grant Thornton.

Offers are invited for the freehold interest in the property on the following basis:

- Fixtures, fittings and equipment are included in the sale
- In addition to the price, all consumable stock is to be purchased at valuation upon completion
- The 28 lodges located to the rear of the property are excluded from the sale
- The Residences incorporates 24 two bedroom apartments. Twelve of these are in separate ownership and do not form part of the sale.

VIEWING

Strictly by appointment with the sole selling agents, Savills Hotels & Leisure. Under no circumstances should any direct approach be made to the hotel.

CAPITAL GAINS PROVISIONS

If the property is purchased before the end of 2013 and is held for at least 7 years, the capital gain attributed to that 7 year holding period will be exempt from Capital Gains Tax (CGT). We recommend that interested parties satisfy themselves in relation to CGT and taxation matters relating to the property generally and seek tax advice from their accountant or tax advisor.

FURTHER INFORMATION

Interested parties may be given access to a data room upon signing a Non-Disclosure Agreement. The data room contains additional information, including floor plans, site maps, financial information, BER Report and other relevant property details.

The property is a Fáilte Ireland grant aided development. This grant is subject to the continued operation of the property as a tourism facility for a ten year period from the date of the final grant payment. The grant monitoring period expires on 1st March 2018.

CONTACTS

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