







Seldom does such a rare and exciting opportunity arise to acquire a well-established Hotel business.

Kilian's Lodge Hotel is a magnificent modern purpose built three storey hotel in superb condition throughout and situated in a high profile position on the Main Street in Mullagh.

This Award-Winning Hotel is located approximately 4 miles from the M3 and midway between Kells Co Meath and Virginia Co Cavan.







# Killians Lodge Hotel, Main Street, Mullagh, Co. Cavan



8800.00 sq ft



10



18

This charming building comprises 10 spacious bedrooms, all of which are ensuite with a variety of conference/ function rooms, a large, seated Restaurant, Bar and Lounge of exceptional quality.

The hotels guest rooms and staff accommodation are spread across the upper two floors. The property adheres to 3 Star bedroom floor area standards.

Kilian's Lodge Hotel is renowned for fine food and luxurious accommodation and is fitted out to an exceptionally high standard.

An arch to the side of the property provides vehicular access to a large enclosed rear yard and outdoor dining area with pods.

There is a purpose-built smoking area and store off the yard. There is also a large garden to the rear which has potential for landscaped gardens or playground to compliment the hotel.

The business enjoys a great local customer base and a lively passing trade.

If you are looking for a business where there are no renovations or start-up expenses, then this is the one for you.

The well-proportioned kitchen is equipped with modern stainless-steel appliances, refrigeration units and cold rooms, combi-oven, salamander, hot-place and fryers.

The bar and restaurant provides comfortable seating for 220 patrons and again the bar is fully equipped with cappuccino machine, cash register, refrigeration units, glasswasher etc.

The hotel can easily accommodate a function of up to 250 guests.

Great opportunity for an acquirer to increase its market share and gain access to a top-class hotel with an established customer base in Ireland.

The establishment offers huge potential for interested parties as owner/occupier or as an investment and purchase to lease,

Fully turnkey business for any potential purchasers.

Joint Agents with Rogers Tevlin Auctioneers.











## ACCOMMODATION

- Spacious reception area
- Hotel Bar and casual dining
- 10 bedrooms all ensuite
- Function Rooms
- Fully Fitted and equipped commercial kitchens with food prep and wash up areas and two large walk-in cold stores
- Staff living accommodation
- Office
- Cellar



## FEATURES

- Strategic Main Street location
- Fully equipped and currently trading
- High involvement with the community and cultural events.
- Responsible procurement policy, investing heavily in local meat, fish, egg and dairy suppliers. Also includes home-made breads & desserts on menus.

## LOCALITY

This Hotel is in an ideal location on the main street of Mullagh town centre with its many shops, local industries, St Killian's Heritage Centre and many leisure and sporting facilities.

Mullagh is a picturesque village in Ireland's Hidden Heartlands, just an hour from Dublin and 10 minutes from the M3. Nearby, there is the scenic Mullagh Lake and Killyconny Bog which is an important 191 hectare raised bog and part of 'The Living Bog' restoration project.

Kilians Lodge Hotel takes its name from Saint Kilian, a native of Mullagh, who was an Irish missionary bishop in Würzburg in Germany, where he preached and ultimately was beheaded towards the end of the 7th century. Mullagh town is now Twinned with Würzburg and Kilians Lodge Hotel benefits from the associated tourism.









