

Lisney

CONWAY  
Auctioneers

FOR SALE

CERTAIN ASSETS OF PATRICK O'TOOLE AND EAMONN ESMONDE UNDER THE INSTRUCTIONS OF KPMG

## FORMER CARLTON ABBEY HOTEL, ATHY, CO. KILDARE



- 39 bedroom hotel set in the grounds of the former Mercy convent to the rear of St. Michael's Church which is located on the eastern side of Stanhope Street, just to the north of the main street in Athy.
- Athy is approximately 10km east of Junction 3 on the M9 approximately 70 kms southwest of Dublin City Centre and has excellent accessibility to the adjoining towns of Carlow and Kilkenny and is approximately 110km north of Waterford.
- Significantly damaged and part fire damaged former hotel in need of refurbishment and restoration, but with excellent car parking and providing an opportunity for redevelopment.
- Situated in an area that is zoned town centre under the Athy Town Development Plan 2012 – 2018.
- Title: Freehold/Long leasehold.







## LOCATION

The property is situated on the western side of Stanhope Street on the eastern side of the river Barrow and north of Duke Street in the centre of Athy Town.

Athy is one of Kildare's best known urban areas and is located approximately 20km south of Kildare Town and approximately 10km west of Junction 3 on the M9. Athy is approximately 110km north of Waterford City and approximately 70km south of Dublin City Centre.

The property is located to the rear of St. Michael's Church and is accessed directly off Stanhope Street. It comprises the former Mercy Convent, which was fully refurbished and extended into a 39 bed hotel and operated as the former Carlton Abbey Hotel with associated car parking.

Additional commercial space was constructed to the side of the property up to Stanhope Place, while to the rear it adjoins St. Michael's School and two blocks of private apartments.

We were informed that the former Leisure Centre associated with the hotel was separately sold and is not part of this sale.

## DESCRIPTION

The property comprises the former Carlton Abbey Hotel (constructed around 2006) comprising of approximately 39 bedrooms in the refurbished Mercy Convent, which is a 3 storey period listed building generally of cut stone external finish under a timber pitched slate covered roof with single glazed timber sliding sash windows throughout.

The adjoining oratory was also part of the former convent and was fully refurbished and renovated as the bar area for the hotel.

On the southern side of the building, a modern 3 storey extension comprising of approximately 30 rooms was constructed as well a small conference/function facility and bar area at ground floor level.

There are 39 bedrooms, reception, restaurant, bars, and banqueting facilities. The hotel is no longer in operation and is currently vacant (it was closed in January 2012).



The 38 double bedrooms and one single bedroom extends to approx. 3,173 sqm (34,139 sqft). The bar seats approximately 100 persons and this is situated in the former chapel, which retains many of its original features. There is a small private dining room adjoining the bar and a separate small kitchen. Restaurant facilities were provided for seating approximately 80 persons and the function room has capacity for approx. 180 with dedicated bar, toilets, and dance floor. There are also some smaller meeting rooms and residents lounges which all form part of the former Carlton Abbey Hotel.

The building is in need of considerable refurbishment.

### ZONING

The property is situated in an area that is zoned town centre under the Athy town development plan 2012 – 2019.

"To protect and enhance the special physical, historical and social character of the existing town centre and to provide for the development and improvement of appropriate town centre facilities and uses including retail, residential, commercial, cultural and civic uses".

Uses that are open for consideration or admissible in the town centre are:

Amusement arcade, car parks, cinema/dancehall/disco, community hall, child care/crèche/playschool, cultural uses/library, dwelling unit, funeral homes, guest house/hostel, hotel, health centre/clinic, takeaway, industry (light), medical and related consultancy, motor sales, nursing home, offices, park/playground, petrol station, place of worship, playing fields, pub, recreational buildings, repository/store/depot, restaurant, residential use, retail warehouse, school, shop (comparison), shop (convenience), sport/leisure complex, tourist, utility structures, warehouse (wholesale) and workshop.

Planning permission was originally granted for the development in February 2004 Planning ref 03/300029.





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#### TITLE

Part freehold / part long leasehold.

#### VIEWING / FURTHER INFORMATION

For further information or to organise a viewing which is strictly by appointment, please contact:

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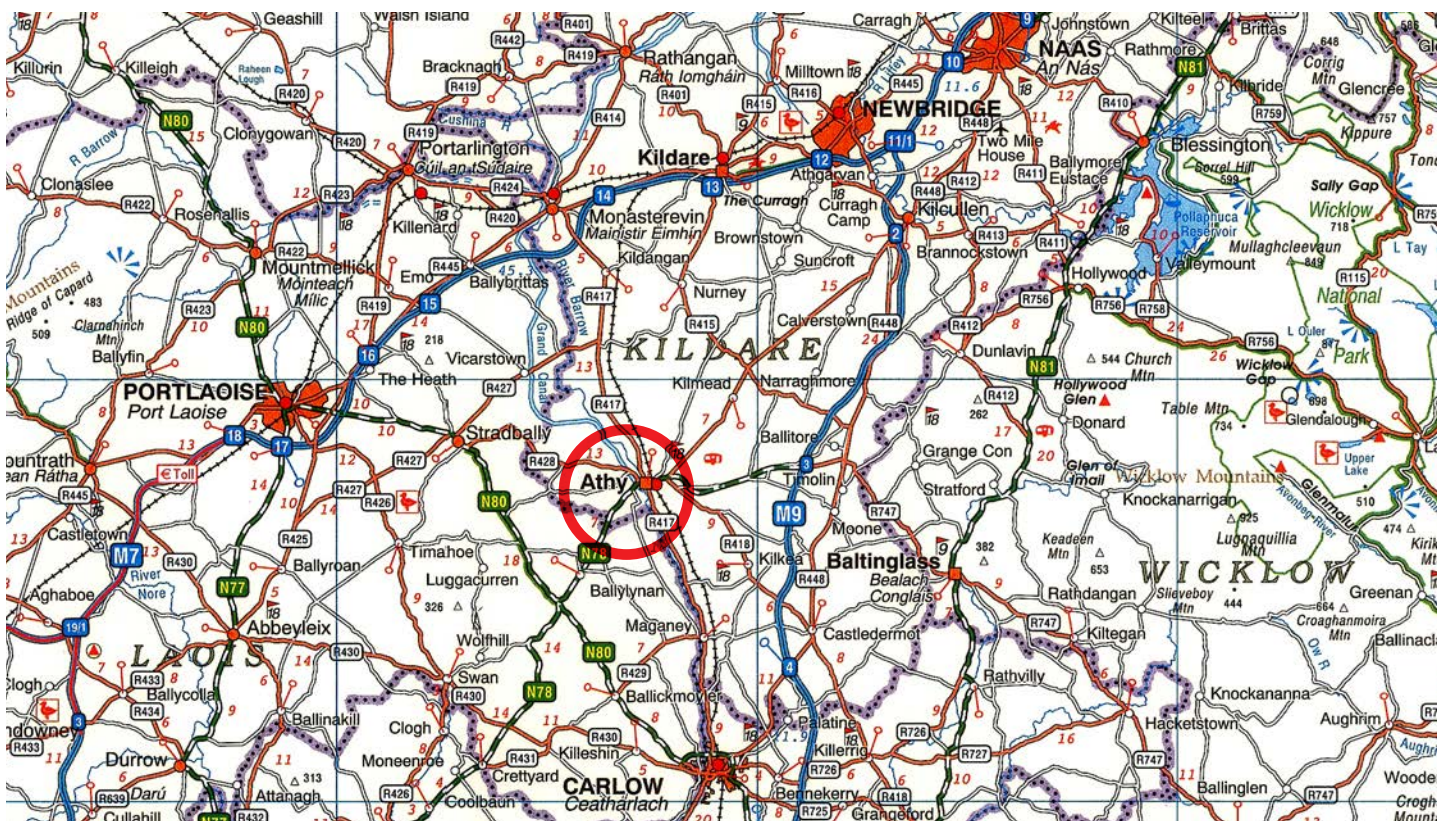
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