

PRIME CENTRAL KILKENNY HOTEL  
FOR SALE BY PRIVATE TREATY



## THE KILKENNY INN

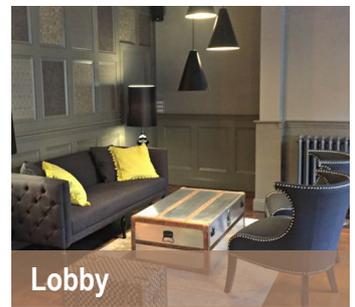
15-16 Vicar Street  
Kilkenny City  
Co. Kilkenny  
Ireland



## INVESTMENT HIGHLIGHTS

**Opportunity to acquire a centrally located and profitable 3-star and 30 guestroom hotel, with planning permission recently granted for an exciting 66 guestroom extension**

- The hotel is located on Vicar Street in Kilkenny City Centre, in an area of the city undergoing extensive redevelopment. The hotel also benefits from the newly opened St Francis Bridge which provides a new direct route into the city.
- Situated next to the famous St Canice's Cathedral, on Kilkenny's famous Medieval Mile, the Kilkenny Inn is within a short walk of all of the city's popular nightlife, including the famous Kilkenny Castle, which attracts over 800,000 visitors annually.
- The hotel comprises a modern 2005 built three-storey development fronting onto Vicar Street, comprising 30 guestrooms, the popular Kernel Bar & Restaurant, a mezzanine bar and the Tower meeting room. We are informed the indicative GFA is approx. 23,000 sq.ft\*.
- The guestrooms, which underwent a light refurbishment in recent years, are generally approx. 20 sq.m in size and comprise 7 doubles, 14 twins, 2 triples and 7 family rooms.
- The hotel benefits from a full 7-day ordinary publican's licence (public bar) and Kernel Bar & Restaurant is a popular refurbished F&B outlet, spread over 2 levels and offering 2 bars.
- The hotel also includes the Tower meeting suite, whilst to the rear it benefits from a large surface car park, currently accommodating 25 car parking spaces and ancillary hotel facilities.
- In 2021, the hotel was granted full planning permission for a high profile and exciting 66 guestroom extension and ground floor café outlet, taking the total key count to 96 keys, once constructed.
- The consented development seamlessly connects to the rear of the existing hotel and retains 10 parking spaces, whilst creating a new and second high-profile street frontage, with a new reception area, café and drop off onto Wolfe Tone Street/St Francis Bridge.



Lobby



Corridors



Kernel Bar

*\* Indicative & non reliance only*



Kernel Bar + Kitchen

# KEY POINTS OF INTEREST

## Selected Demand Drivers

- 1 Smithwicks Brewery Experience
- 2 St Canice's Cathedral
- 3 Kilkenny Design Centre
- 4 Kilkenny Castle
- 5 Glanbia Ireland
- 6 Abbey Quarter Kilkenny
- 7 National Reptile Zoo
- 8 The Black Abbey
- 9 Kilkenny Golf Club



# PRIME KILKENNY LOCATION

**Opportunity to acquire a profitable hotel, situated in a high barrier to entry hotel market in medieval Kilkenny City**

- The hotel is located at 15-16 Vicar Street, in the heart of one of the oldest parts of Kilkenny city centre, under the shadows of St. Canice's Cathedral on the Medieval Mile and next to the popular Nore River Walk.
- Easily accessed via public transport, the hotel is only 1.1 km from MacDonagh Junction Railway Station and Bus Station and within a short walk to all the city's tourist attractions.

## Travel Distances from Hotel

|                         |                               |
|-------------------------|-------------------------------|
| Kilkenny Bus Station    | 1.1 km<br>(15 Minute – Walk)  |
| MacDonagh Train Station | 1.2 km<br>(16 Minute – Walk)  |
| M9 Motorway             | 15 km<br>(10 Minute – Drive)  |
| N10 National Road       | 8.2 km<br>(11 Minute – Drive) |

# KILKENNY DEMAND DRIVERS



## Kilkenny Castle

The Kilkenny Inn is in close proximity to this 800-year-old castle. Built in the 13th century by William Marshall, 4th Earl of Pembroke, it attracts 800,000 visitors p.a.



## Smithwick's Experience

Smithwick's Experience has a visitor centre and brewery tour that covers the location's history, the brand evolution, a bar and tastings, visual effects and a gift shop.



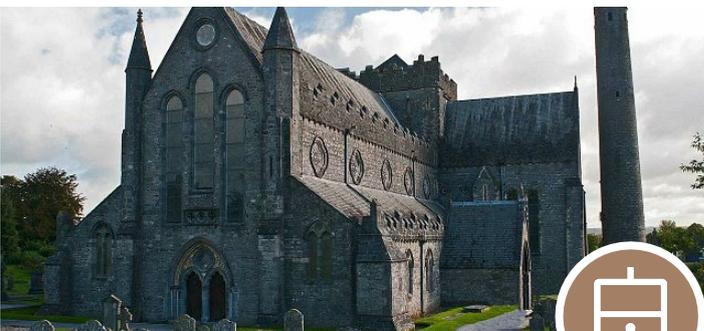
## UPMC Nowlan Park

Open in 1927, UPMC Nowlan Park is the principal Gaelic Athletic Association stadium in Kilkenny, Ireland. Named after James Nowlan, the stadium hosts major hurling matches and is home to the Kilkenny hurling team.



## Arts & Events

Founded in 1974, Kilkenny Arts Festival has gathered many of the world's finest musicians, performers, writers and artists in Ireland's medieval city. For ten days each August, the city offers a magical setting for audiences and artists alike.



## Tourism Attractions

The Medieval Mile is a discovery trail through Kilkenny, linking the 13th-Century St. Canice's Cathedral (next to Kilkenny Inn) and a stunning Anglo-Norman castle with all sorts of medieval sights in-between.



## Abbey Qtr. Development

Abbey Quarter which is under construction, will become a vibrant new urban quarter, next to the hotel on the banks of the River Nore. It will provide an exceptional business location for companies seeking outstanding global connectivity and the capacity to attract high caliber talent.



CGI – indicative only

## EXCITING 66 KEY EXTENSION GRANTED

- In 2021, the hotel was granted full planning permission for a high profile and exciting 66 guestroom extension and ground floor café outlet, taking the total key count to 96 keys, once constructed. The average room size in the new development is approx. 18 sq.m.
- The consented development seamlessly connects to the rear of the existing hotel and retains 10 parking spaces, whilst creating a new high-profile frontage with new reception area, café and drop off onto Wolfe Tone Street/St Francis Bridge.
- The extension forms a high quality four-storey development, with no basement, connecting to the existing Kilkenny Inn Hotel at the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor levels.
- Associated infrastructure in the form of a set down area on Wolfe Tone Street/St Francis Bridge and a reconfigured undercroft car park will form part of the development.
- Furthermore, there is significant additional public car parking development planned in the locality, which will benefit patrons of the Kilkenny Inn.
- Kilkenny City is a high barrier to entry hotel market, with only approx. 1,250 hotel guestrooms in the city's inventory, according to AM:PM, whilst Failte Ireland have repeatedly reported Kilkenny as being undersupplied in terms of stock.
- The average hotel size in Kilkenny is only 50 keys and thus the potential to deliver a total of 96 keys at the Kilkenny Inn, represents an exciting development opportunity.





The Kilkenny Inn: Bedroom



## FURTHER INFORMATION & CONTACTS

Interested parties should contact JLL or Cushman & Wakefield, who are retained as joint advisors, to express their interest. No direct contact is to be made with the vendor, management or any employees of the hotels.

*DISCLAIMER: These particulars were prepared in December 2021. Jones Lang LaSalle (JLL) and Cushman & Wakefield, for themselves and for the vendors of the property, whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers and constitute neither the whole nor any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of Jones Lang LaSalle has authority to make or give any representation or warranty whatever in relation to the property.*

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