

60 bedroom hotel with function facilities located
in Bushmills, the Gateway to the Causeway Coast



THE
GATEWAY
HOTEL

DUNLUCE ROAD, BUSHMILLS,
NORTHERN IRELAND

OPPORTUNITY

2 storeys, 60 bedroom hotel proposed with bar restaurant and function facilities.

Savills have been instructed to offer to the market a 60 bedroom hotel opportunity situated in one of the most sought after and expanding tourist locations in Northern Ireland.

The northern coast of the Island of Ireland would be considered one of the main tourist hubs due to the number of visitor attractions, restaurants, hotels and pubs. Indeed this opportunity is further enhanced by the ability to expand the opportunity on lands adjacent to The Gateway Hotel owned by the Promoters.

The opportunity will comprise of 60 units spread across 2 floors with a range of room sizes. The combination of room number and sizes will allow the hotel to take maximum advantage of the demand in the market. The opportunity will also include bar, restaurant and function facilities.



LOCATION

The hotel will be situated along the famous Causeway Coastal Route as voted by Tourism NI the UK's Top Wildlife Location whilst the seaside town of Portstewart has been named as the best place to live by The Sunday Times in 2024.

The dramatic coastline is one of the most desirable holiday destinations in Northern Ireland.

The hotel is in close proximity to world renowned tourist attractions including The Giant's Causeway World Heritage Site, Royal Portrush & Portstewart Golf Clubs, The Old Bushmills Distillery, Carrick-a-Rede Rope Bridge, Dunluce Castle, The Dark Hedges (made famous by the TV programme Game of Thrones) and The Giant's Causeway & Bushmills Heritage Railway.

STRUCTURE

The Promoter is planning to develop a 60 bed hotel located in the popular tourist destination of Bushmills. Savills are instructed to seek proposals to operate the hotel under either (i) a lease agreement or (ii) a Hotel Management Agreement (HMA).

NORTH COAST REPRESENTATION

The development is an excellent opportunity for hotel groups to secure representation in the thriving tourist location of the North Coast, which is expanding at a significant rate.

AIRPORTS

Situated 61.0 miles from George Best City Airport, 45.6 miles from Belfast International Airport and 31.0 miles from City of Derry Airport.



LOCATION

Located on the prestigious North Coast surrounded by attractions including Northern Ireland's only UNESCO designated World Heritage Site and many world class golf courses.

The site is situated in a prominent location off the main A2 Dunluce Road, less than a half mile from the major tourist hub of Bushmills.

Bushmills is located on the prestigious north coast of the isle of Ireland with traditional charm, history and culture. Famously home to the Old Bushmills Whiskey Distillery operating since 1784 which offers tours and tastings, attracting around 120,000 visitors per year.

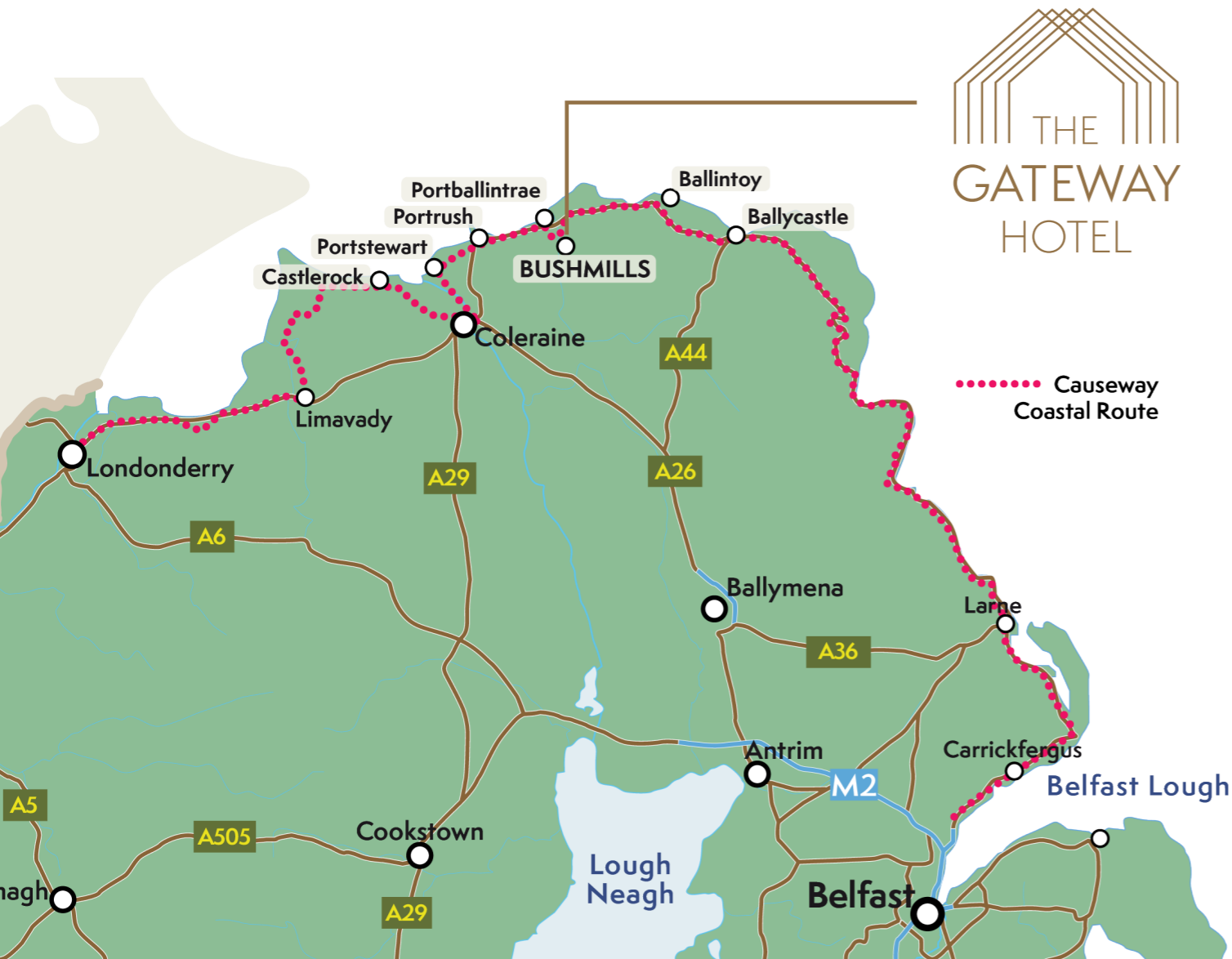
Attractions continue with Dunluce Castle (60,000 visitors), The Giant's Causeway (684,000 visitors), The Giant's Causeway & Bushmills Railway (25,000 visitors), The Dark Hedges (400,000 visitors) and many heritage sites including cliff edge castles and sandy beaches.

Bushmills village is in close proximity to the nearby seaside towns of Portrush, Portstewart and Ballycastle which are located 5.9, 8.8 and 11.0 miles respectively. This area hosts an excellent selection of award winning restaurants, coffee shops and boutiques servicing the local community as well as the many visitors to the area.

Due to the unique location the site benefits from a rare blend of coastal communities with access to many major Northern Ireland commercial hubs.

The surrounding area is known famously for its beauty and unique landscapes with blue flag beaches at Portstewart Strand, Portrush West & East Strands, The Whiterocks, overlooking Royal Portrush Golf Club, Downhill and Mussenden Temple and Benone Strand at Magilligan, the 'go to' destination for surfers and kite surfers.

For golf enthusiasts – you cannot find a better location with world class events and facilities on the doorstep. Locally there is the Portstewart Golf Club with 3 links courses which were the host to the 2017 Dubai Duty Free Irish Open, Castlerock Golf Club, and the world-famous Royal Portrush Golf Club, which is considered to be one of the finest golf courses in the world with two links courses and in July 2025 will host the 153rd Open Championship having already hosted the Championship in 2019.



KEY POINTS



The Belfast-Derry/Londonderry railway line, run by Translink connects to Coleraine and onto Portrush. Local Ulsterbus services provide connections to railway stations both within Northern Ireland and the Republic of Ireland.

The site is located along the main A2 road.

There is a proposed seasonal Park and Ride facility from Bushmills to major tourist attractions.

Bushmills settlement is part of the National Cycle Network linking via the Sustrans track to the Giant's Causeway.

Bushmills is part of the Causeway Coast & Glens Borough Council Connect Causeway Initiative which when completed will result in the potential provision of Park & Ride facilities (circa 400 cars) on a site immediately adjacent to the proposed Gateway Hotel opportunity on lands owned by the promoter of the Hotel, Portnaboe Limited.

CARRICK-A-REDE



DUNLUCE



GIANTS CAUSEWAY



BUSHMILLS DISTILLERY



TOURISM



Portstewart was named as the best place to live in Northern Ireland by The Sunday Times in 2024.



Tourism NI estimates 4.7m overnight trips to NI in 2024



Many exciting events are held locally including NW200 motorcycle road race, the Annual Raft Race and the NI International Airshow all in Portrush. Whilst Ballycastle hosts the world famous Old Lammass Fair every August attracting over 200,000 visitors.



Game of Thrones has created a tourism boom for Northern Ireland. Figures from Tourism NI suggest that 400,000 people come to Northern Ireland every year as a result of Game of Thrones.



Voted the no. 1 region in the world to visit by Lonely Planet in 2018 and no. 4 in Europcar's Best Road Trips in the UK in 2024.



The Giants Causeway recorded it's second highest figure in 2024, with 684,000 visits.



Three modern airports – 30 destinations served from George Best Belfast City Airport and over 50 destinations served from Belfast International Airport as well as The City of Derry Airport serving 8 destinations.



The 153rd Open Championship will return to Royal Portrush in July 2025. Estimated total economic/media benefit is expected to be over £150m and attract over 250,000 visitors.



TOURISM

KEY LOCATIONS		
Bushmills	0.5 miles	1 mins
Portballintrae	1.3 miles	3 mins
Portrush	5.5 miles	10 mins
Portstewart	8.4 miles	16 mins
Coleraine	9.4 miles	15 mins
Castlerock	14.4 miles	27 mins

KEY ATTRACTIONS		
Old Bushmills Distillery	0.8 miles	3 mins
Dunluce Castle	2.0 miles	4 mins
Giants Causeway	2.8 miles	9 mins
Royal Portrush Golf Club	4.6 miles	10 mins
Carrick 'a' Rede Rope Bridge	8.6 miles	15 mins
The Dark Hedges (Game of Thrones)	10 miles	16 mins



HOTEL MARKET

The hotel market in Northern Ireland has shown steady growth in recent years.

The growth has been backed by strong investment reaching almost £2b. Northern Ireland's hosting of The Open Championship in 2025 has been a catalyst for increased hotel development and refurbishment, particularly along the North Coast, further stimulating investment activity.

Northern Ireland currently has 141 hotels comprising 9,548 bedrooms, an increase in rooms from 9,302 in 2019. This reinforces the trend that hotels are now growing in size as the

sector continues to evolve with the average hotel comprising of 68 rooms in Northern Ireland.

In 2025 there will be four new openings including The Walled City Hotel in Derry/Londonderry, Dunluce Lodge in Portrush, The Marcus in Portrush and The Adelphi in Belfast which will add 257 new rooms to the market. The market is also seeing a number of expansions including The Salthouse, Ballycastle, Holiday Inn Express in Derry/Londonderry and The Adelphi, Portrush.

Type	2019		2025	
	Premises	Rooms	Premises	Rooms
Hotels	142	9,302	141	9,548
Guesthouses	82	718	66	644
Guest Accommodation	162	985	555	2,443
Bed & Breakfast	614	2,008	435	1,480
Self-catering	3,060	4,103	4,715	5,856
Bunk Houses	7	24	11	30
Hostels	38	586	40	486
Campus Accommodation	9	4,026	9	3,580
Total	4,114	21,752	5,972	24,067

Source: NI Hotel Federation 2025

Looking forward to 2026, The hotel market in Northern Ireland will continue to expand with mainly new openings in Belfast including Aloft and Residence Inn (228 rooms), Adagio aparthotel (136 rooms), Premier Inn at Belfast International Airport (80 rooms), Yotel (165 rooms) and Tempo by Hilton (144 rooms).

In summary it is estimated that around 800 new rooms will be introduced to the market in 2026 which will be about an 8% increase concentrated in Belfast City Centre.



ALL EYES ON NORTH COAST AT THE OPEN RETURN 2025

The North Coast has seen significant investment over the last number of years boosted by The Open Championship in 2019 and again in 2025.



As the Northern Ireland product as a whole continues to expand hopefully with the help of The Open we can expect further investment to follow on the North Coast.

In Portrush, the 5 star Dunluce Lodge with 35 rooms opened in February 2025, The Marcus (83 rooms) has

opened in June 2025 and The Adelphi, Portrush (34 rooms) has undergone significant refurbishment in the hands of new owners who have also acquired The Portrush Atlantic (69 rooms).

LARGE EMPLOYERS



BELFAST INTERNATIONAL AIRPORT

Belfast International Airport welcomed 6.7m passengers in 2024



Low unemployment rate at 1.6%
NI's population is circa 1.91m

COMPETITIVE SET

Once developed, The Gateway Hotel in Bushmills will compete competitively with the existing hotel product available on the North Coast.

The property is positioned well to take advantage of the tourism growth seen in the last number of years. Hotel rooms have been priced according to similar developments and hotels in the area which show exceptional trading histories.

Expansion opportunities are readily available on the Promoter's adjacent vacant lands subject to the grant of Planning Permission.

Please see below Savills five-year projections for the hotel once development is complete based on our teams extensive knowledge of the local market and the expected quality of the subject hotel once completed.

FIVE YEAR PROJECTIONS

£000's	YEAR 1		YEAR 2			YEAR 3			YEAR 4			YEAR 5		
	Mix %	2028	Mix %	2029	VLY%	Mix %	2030	VLY%	Mix %	2031	VLY %	Mix %	2032	VLY %
Rooms		60		60			60			60			60	
Rooms Revenue	56	£1,713	53	£2,146	25	52	2,350	9	52	£2,429	3	52	£2,485	2
F&B + C&B Revenue	43	£1,318	46	£1,840	40	47	£2,107	15	47	£2,178	3	47	£2,228	2
Other Revenue	2	£50	1	£55	10	1	£60	9	1	£61	2	1	£62	2
Total Revenue	100	3,080	100	4,041	31	100	£4,517	12	100	£4,668	3	100	£4,775	2
Total Dept. Profit	41	£1,250	43	£1,754	40	44	2,002	14	44	£2,070	3	44	£2,117	2
Undistributed Expenses	23	-£705	19	-£755	7	18	-£810	7	18	-£826	2	18	-£843	2
Gross Operating Profit	18	£545	25	£999	83	26	£1,192	19	27	£1,243	4	27	£1,274	2
Property Costs	4	-£125	3	-£129	3	3	-£131	2	3	-£134	2	3	-£137	2
EBITDA	14	£420	22	£870	107	23	£1,061	22	24	£1,109	5	24	£1,137	3

Savills views on trading projections, prices and values are not intended as formal valuations and should not be relied upon as such. They are given in the course of our estate agency role and do not come within the scope of the Valuation and Appraisal Manual issued by the Society of Chartered Surveyors.

PROPOSALS

To operate the hotel under an Occupational Lease or Management Agreement for a new build hotel.

VIEWING OF THE DEVELOPMENT SITE

Strictly by appointment by the sole selling agents, Savills Belfast.

TENURE

We are advised the property is held Freehold.

PLANNING

Outline Planning Permission (reference LA01/2018/0077/O) has been granted by Causeway Coast & Glens Borough Council in October 2019, which was renewed in 2022/2023 (reference LA01/2022/0938/O) for a 60 unit Hotel with restaurant & function facilities with associated parking.





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CONTACT

For further information please contact:



Savills Belfast
2nd Floor, Longbridge House,
16-24 Waring Street,
Belfast, BT1 2DX

savills.ie

Neal Morrison
Director Commercial Agency
+44 (0) 28 9026 7824
neal.morrison@savills.ie

Tom Barrett
Director Hotels & Leisure
+353 1 618 1415
tom.barrett@savills.ie

Alex Pelan
Surveyor Commercial Agency
+44 (0) 28 9026 7829
alex.pelan@savills.ie

Conor Clarke
Senior Analyst
+353 1 618 1367
conor.clarke@savills.ie

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