

FOR SALE BY WAY OF DEVELOPMENT BRIEF



Dunluce Centre Leisure & Tourism Facility

10 Sandhill Drive, Portrush, County Antrim, BT56 8BF

nre

northern real estate



Location

The Dunluce Centre occupies a highly prominent position fronting Sandhill Drive. The location is well known regionally and benefits from excellent placement on the central approach road into Portrush.

The subject property is centrally located to all of Portrush's popular attractions which includes the world famous East & West Strand Beaches, Royal Portrush Golf Club, Kellys Complex, Station Square, Ramore Restaurant Complex and is within walking distance of the town's major car parks and train station.

Portrush enjoys a spectacular location famous for its panoramic views towards Scotland and the Donegal Hills and still remains one of Northern Ireland's premier tourist resorts with many major events taking place annually.

Development Brief

Causeway Coast & Glens Council is releasing the former Dunluce Centre Leisure & Tourism Facility site on Sandhill Drive, Portrush.

The site extends to approx c. 4.03 acres to include the existing property which extends to over c. 15,000 sq ft, however adjacent lands may be available to realise the schemes full potential at an additional cost.

Bid proposals in respect of this development opportunity are to be submitted on the basis of a freehold sale.

The prime objective in providing this opportunity is for the council to secure quality development that brings this vacant site into viable and sustainable economic use, with the appropriate tourism / leisure development schemes that are in accordance with the council's vision and area plan; thus supporting prosperity, economic development and job creation within a satisfactory time frame.

Any scheme which may include residential development will not be considered.

In addition, Causeway Coast & Glens Borough Council is required to ensure that it secures a sound financial return in any asset release.

Interested parties are requested to read the submission requirements and bid evaluation criteria.

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Submission Requirements:

All submissions must be received before 12 noon on 27th November 2020.

Submissions are to be emailed to NRE at Colin@nreproperties.com or hand delivered to the offices of NRE at 43 New Row, Coleraine, BT52 1AE

Late submissions will not be considered,

Submissions are required to include the following;

- Financial Offer including proof of funding (by way of bankers letter);
- Development proposals including scheme details and sketch plans (1:500) and an explanation of how the proposal contributes to councils purpose for the site;
- Estimate of development costs including evidence of how it will be funded;
- Development company track record of delivery;
- Details of proposed development team;
- Estimated number and type / quality of jobs with supportive evidence;
- Estimated other economic benefits of proposal to the area with supporting evidence.

Selection Criteria:

The financial return to council is measured as a statutory requirement as council has to achieve best terms in any proposal.

In this context, best terms are the offer exceeding market valuation that provides the optimum development gain for council.



Tenure

Freehold

Covenants

The forward use of the building and any additional lands to be purchased must be within the category of the Leisure to comply with planning and development brief.

NAV

We are advised by Land & Property Services that the current NAV for the subject is as follows;

Tourist Centre

£91,700.00

The commercial rate in the pound is £0.588556

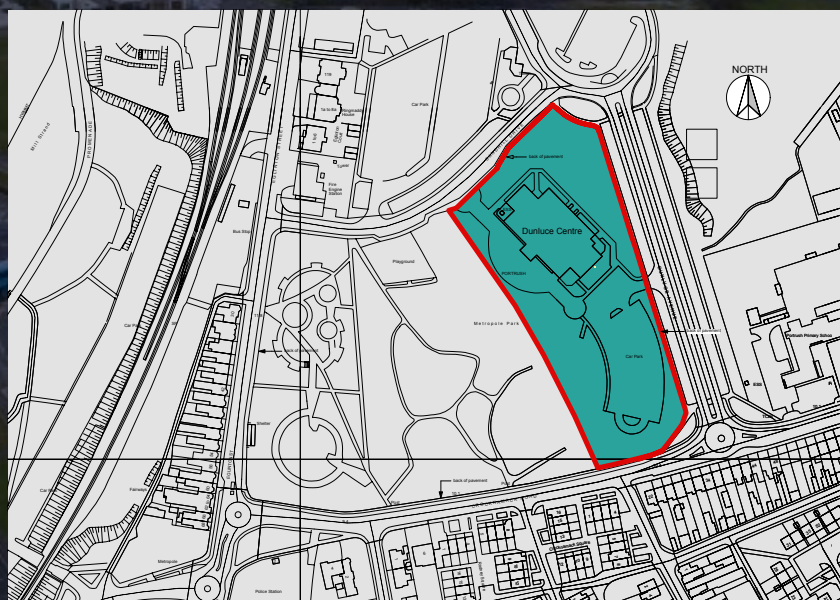
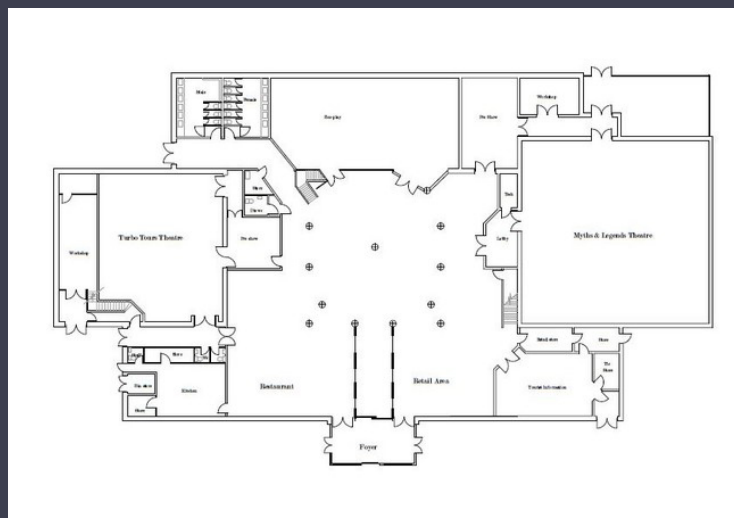
VAT

All prices and charges are quoted exclusive of but may be liable to VAT.

EPC

TBC

Accommodation



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Financial Considerations;

Purchase Option

Guide Price - Offers in Excess of £950,000 (nine hundred and fifty thousand pounds).

Additional lands may be made available at a cost of £40,000 per acre. (forty thousand pounds).

The purchase premium will be payable as follows;



- 30% non refundable deposit payable immediately on agreement
- 70% upon signed contracts.

Viewing;

Strictly by appointment through the agent NRE.

It is proposed to hold a series of open days to allow access to interested parties.

Further Information:

The development brief is for general guidance only and is not to be construed as forming part of any subsequent contract.

Whilst the statements contained in this development brief are given in good faith Causeway Coast & Glens Council along with their agent Northern Real Estate (NRE) cannot accept any warranty as to their accuracy.

Interested parties are not entitled to place reliance on them as statements or representation of fact and must satisfy themselves by inspection and otherwise as to the correctness of the information contained therein.



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Notice is hereby given that;

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection and otherwise as to the correctness of each of them. 3. No representation or warranty whatever is made or given in relation to this property. 4. All rentals and prices are quoted exclusive of VAT. 5. Causeway Coast and Glens Borough Council will not be liable, in negligence, or otherwise for any loss arising from the use of these particulars.