

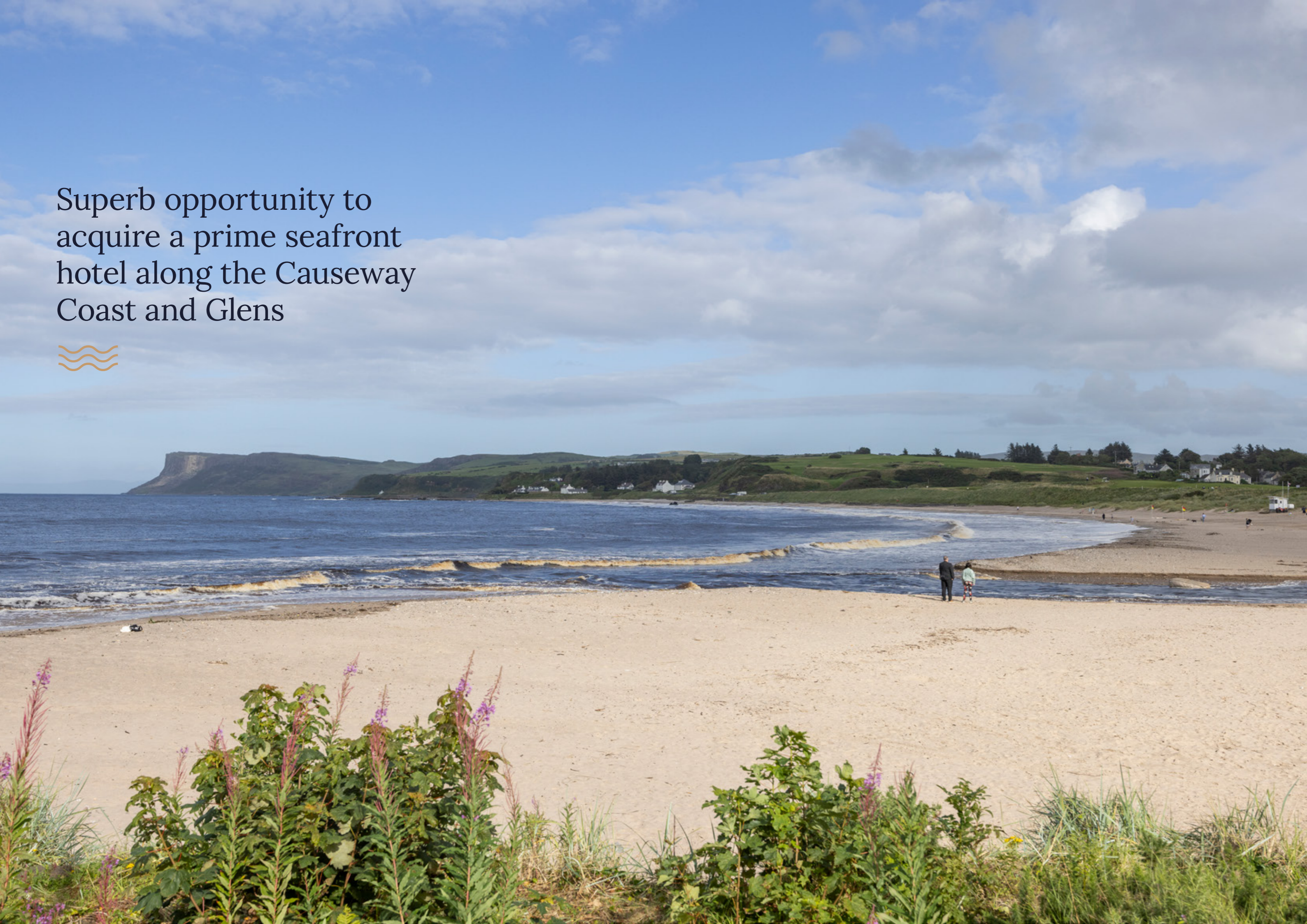


# MARINE HOTEL

BALLYCASTLE, ANTRIM, NORTHERN IRELAND



Superb opportunity to  
acquire a prime seafront  
hotel along the Causeway  
Coast and Glens





# INVESTMENT HIGHLIGHTS



Ideally located at Ballycastle seafront with spectacular ocean views extending to the Scottish coastline



Proximity to Belfast and conveniently located just 50 minutes from Belfast International Airport



Modern hotel with 51 spacious en-suite bedrooms including family rooms and suites



Awarded 4 stars by AA in August 2024 & the only BCorp Hotel on the north coast (awarded May 2025)



Strong F&B trade with Marconi's Bar & Bistro, Costa Coffee Lounge, Rathlin Lounge and outdoor seating



Popular venue with flexible meeting & events spaces that can host up to 300 people for banqueting



Rare development potential with FPP for additional 14 hotel bedrooms, 10 self-catering holiday units & new standalone restaurant/events space



Superb golf location, 5 minute walk to Ballycastle Golf Club



Strong profitability & growth opportunity

# PRIME SEASIDE LOCATION

Lively local culture and peaceful beachside location providing the ideal atmosphere for hotel guests.

Ballycastle is a coastal town located on the northeastern tip of Northern Ireland, which had a population of around 5,600 people in the 2021 census. The town was named on the Sunday Times 'Best Places to Live' and was previously recognised as the regional winner for Northern Ireland.

Ballycastle offers excellent transport links with access to the wider motorway network via A44 and M2 motorway to Belfast, along with a number of bus services operated by Translink. From Ballycastle there are ferry services to Rathlin Island, a passenger ferry service to Campbeltown on Scotland's Kintyre peninsula and Port Ellen on Islay.

The Marine Hotel is located on North Street, just off the Quay Road in Ballycastle. It occupies one of the most prominent and well sought after seafront positions on the promenade and is the only BCorp hotel on the north coast.

In December 2026, the local council will open a state of the art leisure centre and swimming pool, just 5 minutes walk from the hotel. Ballycastle is the only town on the north coast to have such facilities.

- THE MARINE HOTEL
- Ballycastle Tennis Club  
2 MINUTE WALK
- Seafront Marina  
3 MINUTE WALK
- Ballycastle Strand  
4 MINUTE WALK
- Ballycastle Golf Club  
5 MINUTE WALK
- New Ballycastle Leisure Centre (Opening 2026)  
5 MINUTE WALK
- Carrick-a-rede Rope Bridge  
15 MINUTE DRIVE
- Dark Hedges (Game of Thrones)  
15 MINUTE DRIVE
- The Giants Causeway  
25 MINUTE DRIVE
- Royal Portrush Golf Club  
30 MINUTE DRIVE
- Belfast International Airport  
50 MINUTE DRIVE
- Belfast City  
70 MINUTE DRIVE
- Derry/Londonderry  
85 MINUTE DRIVE
- Scotland  
90 MINUTES VIA FERRY





RATHLIN ISLAND

ISLE OF ISLAY

SCOTLAND

MARINA

BALLYCASTLE STRAND

THE MARINE HOTEL

FORMER COUNTRY CLUB

BUS STOP

HOTEL CARPARK

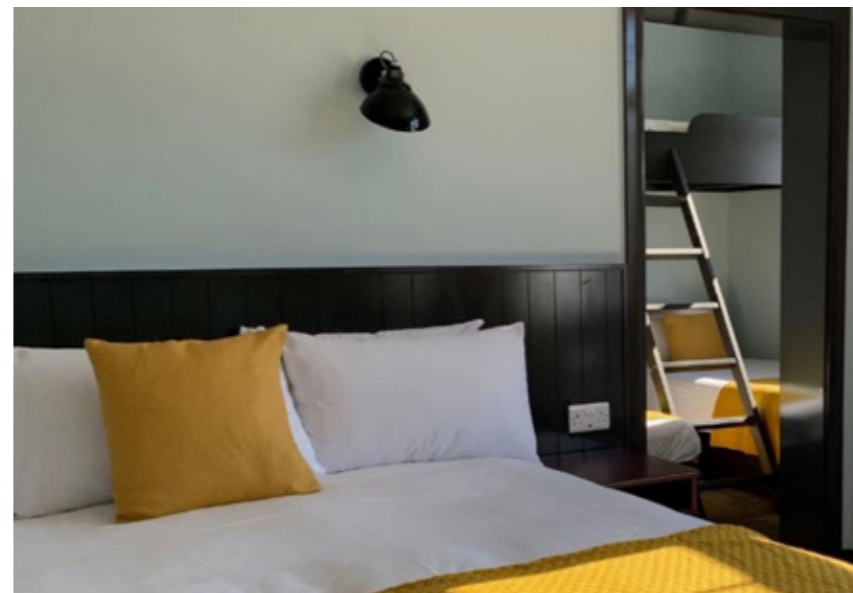
BOWLING CLUB

# HOTEL OVERVIEW

The Marine Hotel has 51 modern and spacious en-suite bedrooms including two luxury suites: The Lir Suite and The Torr Suite. Typical rooms range in size from 22 to 25 sq m, with larger family rooms and suites. The Cove Rooms are located in an annexe building located to the rear of the hotel with 6 self-contained rooms (included in the 51 bedroom count) and private entrance, ideal for families or groups.

## SCHEDULE OF ACCOMMODATION

ROOM TYPE	NO. OF ROOMS
<b>Hotel:</b>	
Double	14
Double Sea View	17
Executive	4
Family	8
Suite	2
<b>Hotel Total:</b>	<b>45</b>
<b>Cove Rooms:</b>	
Double	4
Family	2
<b>Beach House Total:</b>	<b>6</b>
<b>Total No. of Rooms:</b>	<b>51</b>





# FOOD & BEVERAGE AND MEETING & EVENTS

## MARCONI'S BAR & BISTRO

Marconi's is a licensed bar and bistro, offering culinary delights and sea views, with indoor and outdoor seating. The menu offers a unique dining experience of local ingredients sourced within a 50 mile radius of the hotel. The restaurant has a capacity of 90 guests inside and a further 90 outside, in the tranquil seaside location.

## COSTA LOUNGE

The Costa Lounge offers an excellent range of light bites, their speciality Costa Coffee and Draynes Farm Ice Cream. Guests will be able to enjoy a cup of their favourite sweet treats to take on a beach walk or relax in the Lounge.

## LOBBY & LOUNGE

The Lounge at the Marine Hotel is the perfect space to relax and catch up with friends with soft seating and ambient lighting. The Lounge is open all day where guests can come and go as they please and enjoy pre-meal drinks.

## MEETINGS & EVENTS

The Marine Hotel boasts versatile conference and banqueting suites, offering private dining and complimentary WIFI. Each room offers flexible space as well as modern presentation and audio equipment. The accommodation is flexible and allows for a multitude of corporate events including team building away days and conferences.

## WEDDINGS

Established wedding venue offering packages in the heart of the Causeway Coast and Glens of Antrim. The Marine Hotel is licensed for civil ceremonies and marriages with the function rooms being used to service the occasion. It is the only BCorp wedding venue in Northern Ireland.

## CAR PARKING

There is ample on-site car parking with two EV charging points.



MEETING ROOM	THEATRE CAPACITY	CLASSROOM CAPACITY	BOARDROOM CAPACITY	CABARET CAPACITY	PRIVATE DINING
Kintyre Suite	350	-	-	250	250
Murlough Suite	175	30	40	90	80
Kintyre & Murlough Suite	450	-	-	340	-
The Rathlin Lounge	70	40	30	-	80

The Marine Hotel offers  
an exceptional venue in a  
premier waterside location



# DEVELOPMENT POTENTIAL / ASSET MANAGEMENT INITIATIVES

## 1. Reposition Hotel

The Marine Hotel was awarded 4 stars by the AA in late 2024 and there is an opportunity to reposition the hotel in the market and grow ADR.

## 2. 14 Additional Bedrooms & 10 Holiday Units

The hotel boasts an extensive site of c.1.4 acres with a 70 space car park to the rear of the hotel. The site includes the former Country Club building erected in 1994 with 20m swimming pool, gym, sauna and jacuzzi which has been out of use since 2010.

Full planning permission was granted in September 2024 (LA01/2023/1017/DCA) for 14 additional hotel bedrooms, conversion of the Country Club to 10 self-catering holiday units and alterations to the existing hotel including extended restaurant/ bar at ground floor, new drop-off area and entrance with lobby and rooftop meeting & events space with external terrace. These works would increase the gross floor area from 4,425 sq m to 5,907 sq m.

## 3. Future Redevelopment

There is potential to build 20 standalone apartments on the existing hotel carpark, subject to planning permission.

There is also an opportunity to add a landscaped secret garden and terrace area and an infinity swimming pool with sea views at the first level of the hotel, subject to planning permission.



# Outstanding Natural Beauty situated on the famous Antrim Coast and Glens Area and the halfway point of the Causeway Coastal Route



Explore the ancient volcanic fissure eruptions at the Giants Causeway and witness the 40,000 interlocking basalt columns or the Carrick-a-Rede Rope Bridge, one of Northern Ireland's most exhilarating attractions.



Rathlin Island, accessed by ferry from Ballycastle, is home to a number of historical structures including a 14th century castle and large limestone & basalt cliffs. It is a special area of conservation for seabirds including puffins, razorbills and kittiwakes.



Guests can play at one of the most scenic golf courses in Northern Ireland at Ballycastle Golf Club, an 18-hole champion course, which is one of the four played each June in the world-renowned Causeway Coast Golf Tournament. The 153rd Open was held in the Royal Portrush in July 2025, just 17 miles from Ballycastle.



Enjoy a picnic, swimming or paddleboarding at the blue flag beach at Ballycastle Strand which provides the backdrop to the tennis courts and clubhouse.



Ballycastle is the host of many major events most recently the Redbull Cliff Diving World Series 2024, which saw the final two rounds performed on purpose built platforms constructed in Ballycastle Harbour.



Ballycastle offers convenient links to Scotland, with a fast ferry service to Islay and Campbeltown operating for 22 weeks annually. This route provides a scenic alternative to flying, ideal for travellers interested in golf, whisky tasting, or exploring.



Fans of the HBO's series Games of Thrones will be able to experience the magic of the show at many sites around the North Coast, including the iconic Dark Hedges trees, one of the most photographed natural phenomena in Northern Ireland.

# NORTHERN IRELAND HOTEL MARKET

The hotel industry in Northern Ireland has experienced increased demand from both local and international visitors in recent years.

The hotel market in Northern Ireland has recorded strong growth and doubled in size in the last twenty-five years with investment of c.£1.5bn in construction, expansion and refurbishment. As of July 2025, the number of hotels in Northern Ireland is 141 with 9,548 rooms (Northern Ireland Hotels Federation).

The hotel mix is dominated by three and four star properties with budget hotels representing 14% of the overall market. The quantity of branded hotels also continues to grow based on current development plans with branded product representing 47% of the market.

2024 saw record-breaking levels of hotel transactions in Northern Ireland with c.£100m worth of transactions.

In 2025, Dunluce Lodge Portrush (35 rooms) and The Marcus Portrush (80 rooms) opened and Moxy Belfast (179 rooms), The Bedford Belfast (102 rooms) and The Walled City Hotel Derry (40 rooms) are due to open this year.

There are several planned new openings in 2026 including Aloft & Residence Inn (228 rooms), Adagio Aparthotel (136 rooms) and Staycity (98 rooms).



**POPULATION**  
NI HAS A POPULATION OF 1.9M



**EMPLOYMENT**  
LOW UNEMPLOYMENT RATE  
OF 1.8%



**LARGE EMPLOYERS**  
CITIGROUP, PWC, ALMAC,  
APPLE, DELOITTE, NHS,  
DIAGEO, AMAZON, PILGRIMS UK,  
FORMLEY MOY PARK CHICKEN



**TOURISM**  
BELFAST INTERNATIONAL  
AIRPORT WELCOMED 6.7M  
PASSENGERS IN 2024





## FURTHER INFO

### DATA ROOM ACCESS

Further information on this opportunity is available in the confidential Data Room. Access to the Data Room will be made available upon request and after signing an NDA.



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