

GUIDE PRICE

£150,000

Gross Initial Yield

6.8%

BIDDING DEPOSIT

£3,500

DIGITAL AUCTION DATE

18th February 2020



5 Castle Hume Lodge Lough Erne Resort, Enniskillen, County Fermanagh BT93 7ED

Freehold 3 bedroom semi-detached holiday home within a 5-Star resort. Investment

Bid1.

Property Summary

- Holiday Home
- Located in a 5-star resort
- Subject to a 7 year lease from 2014
- Total rent reserved £10,200 per annum
- Reflecting a gross yield of 6.8%

Location

Situated within a uniquely beautiful and picturesque Lough Lodge Resort on the shore of Lough Erne and benefiting from spectacular views and being only a short distance from Enniskille Town Centre.

Description

The Lough Erne Resort benefits from access to the resort and spa, restaurant and grill room and two championship golf courses, The Faido Course and Castle Hume Golf Course.

Accommodation

First floor: Two bedrooms both with en-suites

Ground floor: Open plan kitchen/reception room, bedroom with en-suite

Tenancy

The property is currently let to the Lough Erne Resort for a term of 7 years from 21/08/2014 at a rent of £10,200 per annum

Total Rent Reserved

£10,200 per annum

Note

As part of the agreement the new owner of the holiday lodge will have full use of the property for three weeks per year as follows

Two weeks in the months of June to September

One week in the months of December to February

The owner also has the benefits of purchasing membership to the golf resort and playing rights which can be used throughout the year. The membership also has the benefits of various entitlements within the resort including discounts of food and spa treatments.



Tenure

Freehold



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