

Commercial Unit at Donovans Wharf, Wexford.

Huge Potential / Excellent Opportunity.

Premium Location with excellent footfall & parking. Located just off Wexford's Main Street with easy access to the Quays & Main street.

Nearby businesses include many restaurants, offices, TK Maxx, Penney's, Dealz, etc.

This property has frontage onto Donavan's Wharf car park at the bottom of Keyser's lane.

Suitable for many types of retail users, excellent opportunity.

Comprises of ground floor shop unit with wc off. c. 69.67 sqm / 750sqft.

Accommodation Briefly Comprises: - Shop area 10m x 6.8m, WC , WHB off.

BER: C1 Ber No: 800096505 966.76kWh/m2/yr.

Apply: Keane Auctioneers. (053) 9123072.

Viewing: Strictly by appointment with the sole selling agent.

No. 20 Selskar Street, Wexford.

An outstanding investment opportunity on Wexford's "Golden Mile". Idyllically located in Selskar, the property was newly constructed in recent years and is presented in outstanding condition. The ground floor extends to approx. 63.5 sq.m and is well laid out and very bright & spacious. The first floor extends to approx. 43.5 sq.m and offers excellent potential. There is also attic storage. The property enjoys superb street frontage with exceptional footfall. The property enjoys all the amenities a prospective investor would require including double glazing, cctv, air-con and fitted to a high standard. The property is currently let under a 21 year lease with 5 year rent reviews (tenant unaffected) with the current rent of €20,000 p.a. + outgoings.

A superb property offering a great return, in a most desirable location.

Features:

Superb location on Wexford's "Golden Mile".

Excellent investment, very good return.

Tenant (unaffected) under 21 year lease with 5 year reviews.

Presented in immaculate condition.

VIEWING HIGHLY RECOMMENDED.

Accommodation Comprises:

Ground Floor 7m x 3.3m + 11.4m x 3.3m Bright spacious, well laid out accommodation with tiled

floor.

First Floor 13.6m x 3.2m Spacious area with laminate flooring. WC & Canteen off.

Stairs to:

Attic Space Offering excellent storage.

Services: Mains water, mains sewage, CCTV, Air-Con.

BER: Awaiting certificate.

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072.

Residential Business Premises, Baldwinstown, Co. Wexford.

Residential business premises in premium location, only short distance from Kilmore Quay and surrounded by a very accessible and densely populated area. Excellent footfall and very strong traffic flow at its doorstep. Presented in top class condition, good forecourt, spacious parking and garden to rear. The shop is very nicely laid out, bright & spacious, fully fitted, easy access and good frontage. It is surrounded by many other local businesses, licensed premises and a craft shop which is listed within the Irish Craft Trail and brings a lot of custom. Johnstown Castle & The EPA are also a short driving distance. There are many beautiful beaches within the immediate area such as Killmore, Ballyhealy, Cullenstown etc.

The proposed Rosslare to Waterford Greenway will be at its doorstep. Trading very well with definite potential to progress. Family business, renowned for its quality food and excellent service.

Living accommodation is very well laid out, cozy and tastefully decorated with its own separate entrance. This would suit full time living or a good rental.

THIS ONE IS NOT TO BE MISSED.

Property Features:

Superb location.

Excellent frontage.

Strong traffic flow & footfall.

Further potential.

Short distance from Wexford town & ferries at Rosslare Europort.

Accommodation Comprises:

Shop 12.3m x 4.8m & 5.2m x 8.3m (L Shaped), Fully fitted, tiled floors.

Store 1 5m x 4.8m In & Out doors, washroom.

Freeze Room

Cold Room
Canteen 3.3m x 2m
Office 2.6m x 3.2m
Store 2 2.1m x 2.7m
Staff WC

Living Accommodation: (External Access).

Entrance Hallway
Open plan kitchen/diner/living room 9.7m x 4.8m Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, timber floors, door to balcony.
Utility Room 3.2m x 3m Fully fitted presses, stainless steel sink unit.
Large walkin hotpress .
Bedroom No. 1 3.8m x 4m
Bedroom No. 2 3.9m x 2.5m
Bedroom No. 3 4m x 2.6m
Bedroom No. 4 3.9m x 2.8m
Shower Room 1.7m x 1.7m WC, WHB, shower, fully tiled.

Outside: Spacious parking, private entrance to accommodation, back yard & garden.

Services: Mains water, mains sewage, oil fired central heating.

BER: C2 Ber No: 800248874 777.34 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072.

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford From Wexford take the Rosslare road, turn right at sign for Johnstown Castle. Go through Murrintown Village, passing Sledagh farm, carry on straight. At the top of this road take a left and this business is located a short distance on your left.

C. 1 Acre Zoned Residential Site at Clonard Little, Wexford.

An excellent opportunity to acquire a development site in the centre of the popular & sought after address of Clonard. Fronting onto the R733 (New Line Road) and just a couple hundred metres from the Duncannon Line Roundabout, making the location easily accessible to any potential purchaser or developer.

Extending to approx. 1 acre and while currently zoned medium-density residential under the current development plan, it benefits from full planning permission for 10 fully serviced dwelling houses (**Planning Permission W2008004**). With the current shortage of development sites, especially with such a proven sales record location, viewing is highly recommended.

Great opportunity - must be viewed!

Features:

Practically adjacent to the N25.
Approx. 20 minutes from Rosslare Europort.
Very accessible to schools, 3rd level, etc.
Surrounded by supermarkets, retail parks, ashops, etc.
Situated in proven sales record location.

Services: Mains water, mains sewerage & ESB adjacent.

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

Legal: Stone Solicitors, The Bullring, Wexford.

[Shop To Lease Duncormick Village, Co. Wexford.](#)

Superb Opportunity.

- An excellent opportunity to acquire a business with superb potential.
- Extending to approx. 100 sq.m retail space with a further approx. 15 sq.m rear store (suitable for other uses)
- Good footfall and prospective catchment area
- Excellent parking on site
- Petrol & Diesel tanks and pumps on site.
- Outstanding storage facilities enhanced by easily accessible delivery options
- Duncormick has undergone new infrastructure in recent years and as a result this is a very attractive area in South Wexford.

VIEWING IS HIGHLY RECOMMENDED.

Rent: On application.

Lease Term: 4 Years 9 Months

Services: All services.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

To Lease - Restaurant/Cafe Premises, Rosslare Strand, Co. Wexford.

This premises has a fantastic location directly fronting the main thorough fair in the centre of Rosslare Strand village.

Practically adjacent to the beach & surrounded by many other restaurants, super-market, post office, hotel,

golf club and walking distance from train station.

Busy traffic flow & footfall at its doorstep, this premises offers a great opportunity to develop a very good business, as it always has done.

Good frontage, easy access, external seating area and presented in top class condition.

Shop floor 15' x 22'6" built in units, tiled floor, part tiled walls, storage.

Ladies & Gents WC

VIEWING IS HIGHLY RECOMMENDED.

Rent: On application.

Lease Term: Negotiable.

Services: All services.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Premium Office Unit For Sale - Key West, Wexford.

Premium office unit for sale in the prestigious Key West offering an exceptional town centre location adjacent to all that the town has to offer such as shops, supermarket, restaurants, hotels, banks, post office etc.

This excellent unit is located on the first floor and is presented in top class condition, is of Government Standard Approval and features bright, well laid out & spacious accommodation and overlooking an attractive garden courtyard. Spacious car parking at it's doorstep and easy access to the Quays, trains, buses etc.

c. 1600 sq ft.

May be purchased subject to planning.

Accommodation Briefly Comprises:

Ground Floor

Entrance/Hallway

Office/ Reception 15'5" x 28'10" WC, WHB(wheelchair accessible) with tiled floors & part tiled walls, Shower room fully tiled.

Back Office 19'5"x 11'4"

Storage/Comms Room with understairs storage.

First Floor

Front Office 19'5" x 13'2"

Reception 11'7" x 15'5" Ladies & Gents WC, with WHB & tiled floors.

Storage Spacious with fitted shelving.

Canteen 11'3" x 7'9" Fully fitted waist level units, stainless steel sink unit, tiled floors.

Back Office 11'3"x 11'5"

Services: All services.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

[C. 5 Acre Compact Holding at Sanctuary, Killinick, Co. Wexford.](#)

This compact holding enjoys a great location at Killinick village, walking distance from local shop, church, restaurants etc.

Short distance from Wexford town, Rosslare Strand and the ferries at Rosslare Europort.

Idyllic private location, is currently down to pasture, well fenced and presented in good heart.

Easily accessible & very well laid out.

Perfect for anybody who requires a small holding be it agricultural, equestrian etc.

VIEWING HIGHLY RECOMMENDED.

GOOD OPPORTUNITY TO ACQUIRE A VERY WELL LOCATED HOLDING.

Services: Mains Water & ESB on road.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford drive out the Rosslare road, take a right turn just before the Amber

service station

signposted for Killinck, take a right at the Merry Elf and continue on this road taking the 1st laneway on the left

and this holding is a short distance down on the left .

Restaurant Premises To Let, Main Street, Bridgetown, Co. Wexford.

TO LEASE - RESTAURANT PREMISES (FORMERLY BUTTON & SPOON).

C.117 SQ.MTR.

Fantastic opportunity to acquire a lease on a very well positioned business premises in the centre of Bridgetown village directly adjacent to the Main Street

and has very good frontage, excellent footfall, very visible and easily accessible.

The premises is in excellent condition, having previously traded very successfully and is the perfect opportunity to acquire a top class establishment

in a fantastic location.

Only 20 minutes approx. from Wexford town and very close to Kilmore Quay etc. Bridgetown has undergone a complete new infrastructure in recent years and

includes a very large school incl. 3rd level & also Kilmore primary school is just a short distance away.

It also has high density housing and is surrounded by various other businesses and retail units.

FANTASTIC POTENTIAL.

Viewing is highly recommended.

Services: All Services.

Lease: Price and term On application.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole agent.
