

Prime Residential Development Site of C.9.23 Acres with F.P.P. for 49 Houses, AT Newtownbarry, Bunclody, Co. Wexford.

- **Superb location, outskirts of Bunclody town, very sought after area.**
- **Beautiful scenic area adjacent to shops, schools, churches etc.**
- **Very accessible, good frontage & easily connected to the N80, M9 & also close to Carlow, Gorey, Enniscorthy, Ferries at Rosslare Europort, M11 & M50.**
- **Very commutable to Dublin City & airport.**
- **POA**

VIEWING HIGHLY RECOMMENDED.

GREAT OPPORTUNITY - READY TO GO

SERVICES: Mains water, sewage adjacent, capacity available.

LEGAL: P.B Cunningham & Co., Suite 212, The Capel Building, Mary's Abbey, Dublin 7.

APPLY: Sole Agent Keane Auctioneers 053 9123072.

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.

Unit To Let at Whitemill Road, Wexford.

Excellent retail unit extending to c. 550 sq.ft. / 51 sqm.
Shop in prime location in a very busy area with excellent frontage.
Very Visible and good footfall with parking to front.
Mid terraced unit with wc off & side access.
Surrounding business included pub, off licence, Boyle Sports, takeaways & newsagent.
Adjacent to school & garage.
Easily connected to all major routes.
Minutes walking distance to Clonard retail park.
Ample power points.
Huge Potential would ideally suit many businesses.
Excellent Opportunity.
Viewing is highly recommended.

Services: - All Services

Lease Terms: Long or short term lease available, negotiable.

Rent: - On Application

Viewing: Strictly by appointment

Apply: Keane Auctioneers (053) 9123072

Excellent Business Premises For Sale/Lease - (Doyle's Butchers), Bridgetown, Co. Wexford.

Extremely well established family run business in the centre of Bridgetown village. It is well renowned for it's high quality meat and known throughout Co. Wexford.
Great frontage, large forecourt and shop is fully fitted out. Adjacent to the R736 and easily accessed.
It is presented in top class condition and ready to go.

FANTASTIC POTENTIAL.

NOT TO BE MISSED.

Accommodation Comprises:

Shop 20'7" x 15'10" Tiled floor.

Preparation Area 19'4" x 7'2"

Cold Room 15' x 8'6"

Corridor to 9'2" x 11'4" Storage & Prep room.

Storage 11'7"x 5'5"

Canteen/Tea Room 6'11" x 11'3"

Corridor 11'3" x 7'5" Storage.

Preparation Room

incl. cold room. 16'1" x 12'3"

Large attic for storage

Outside: Large forecourt, outside WC, WHB, refuse area, parking.

Services: All services.

Terms: On application.

BER: Awaiting certificate.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed out the Rosslare road, take a right turn at Kerlogue Nursing Home, continue on this road passing Johnstown castle, drive through Murrintown village, past Sleedagh Farm. Take the third road to the left signposted Bridgetown 2 miles, drive through the village and take a right turn for Duncormick and the shop is located on your right.

C.0.65 Site (Zoned Town Centre), Coolcotts, Wexford.

A magnificent opportunity to acquire a development site in one of the most sought after residential areas in Wexford town! Extending to approx. 0.65 acres, this site is Zoned "Town Centre" under the current Development Plan. With excellent road frontage and all services to hand, opportunities like this are few and far between.

Coolcotts is one of the most popular and desirable addresses in Wexford town and is within minutes of the N25 and road networks, while Rosslare Europort is just 20 minutes away. Located within minutes from the hospital, new courthouse, schools, supermarkets, sports-clubs, etc, this prime setting shall offer exciting options for any prospective purchaser. Good, well located sites are in short supply, so viewing is now welcomed!

Features:

One off opportunity

Zoned "Town Centre"

Close to all amenities

Excellent road frontage

Apply: Keane Auctioneers (053)9123072

"The Glider", Blackwater, Co. Wexford.

Excellent business premises located in the centre of Blackwater village. Good street frontage, very visible & easily accessible.

Surrounded by many other business premises, residential units and restaurants etc.

Only short driving distance from Wexford town and Curracloe village and less than 2 hours from Dublin City & airport.

Blackwater is renowned for it's beautiful beaches, strategic location and is also short driving distance from Gorey town and Kilmuckridge.

The property is presented in immaculate condition, maintained to a very high standard and is pristine from start to finish.

It is currently trading as an amusement arcade, is very well known and is a very successful family run business.

VIEWING IS HIGHLY RECOMMENDED.

BEING SOLD AS A GOING CONCERN.

Property Features:

Great location.

Fantastic potential.

Very accessible.

Superb condition.

Excellent gardens to rear.

Spacious forecourt.

Accommodation Comprises:

Family Entertainment Centre 21'9" x 59'7"

Snooker & Pool Area 18'5" x 30'

Restaurant Area 19' x 22' Fully Fitted waist level units with counter, worktop & all associated equipment.

Kids Play Area 20' x 10'

Work Shop 17'9" x 10'

Ladies & Gents WC & WHB

Access to rear garden

Upstairs

Office/Study 13'11" x 21'

Outside: Large garden area, storage sheds, parking.

Services: All services including 3 phase.

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072.

Directions: From Wexford proceed over the bridge, take a right turn signposted for Curracloe, continue through Curracloe village towards Blackwater, on entering Blackwater village proceed down the hill and this property is half way up the hill on the right hand side.

C. 27 Acre Non-Residential Farm Holding at Knocktown, Duncormick, Co. Wexford.

- A very nice compact non-residential holding with outbuildings
- Only minutes from Duncormick, Rathangan & Bridgetown villages.
- It is presented in excellent heart, is well fenced and is clearly defined.
 - Very good road frontage and easy access.
- Separate driveway to yard and the entire farm is very well laid out
In One or Two Lots.

Reserve Price: POA

Directions: From Wexford drive towards Murrinstown - drive through Murrinstown village and on entering Baldwinstown take a right, drive to Rathangan crossroads and take a right. Drive through Rathangan village, take a right at Rathangan Hall, drive over the railway bridge and this holding is a short distance from here on the right & left.

Unit To Let - William Street, Wexford

This well located retail unit enjoys an absolute great location and offers a variety of options for any prospective parties looking for a unit to set up business. With superb visual presence, this corner unit benefits from excellent passing traffic (both vehicular and pedestrian), is very accessible and has great parking options on the doorstep.

With separate office and WC, there is also the benefit of having a large mezzanine level to increase the overall space of the unit. Ideally suited to a variety of retailers, this is an opportunity not to be missed!

READY FOR IMMEDIATE OCCUPATION!

Accommodation briefly comprises :

Ground floor: 40' x 13'5"

Office: 11'5" x 5'9" (AVG)

Rear Hallway: 4'4" x 3'6"

WC: 4'8" x 4'1"

First Floor Mezzanine: 25' x 14'

BER: TBC

RENT: On Application

APPLY: Keane Auctioneers (053) 9123072

VIEWING: Strictly by appointment with the Sole Letting Agents.
