

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 Murrin town Village, passing Sleedagh farm, carry on straight. At the top of this road take a left and this business is located a short distance on your left.

[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.

"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.

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

No. 5 Common Quay, Street, The Bullring, Wexford.

FOR SALE

Huge Potential / Excellent Opportunity

- Premium Location with excellent footfall adjacent to the Main Street, Bullring & easy access to the Quay.
- This property is in good condition, very visual with excellent street frontage.
- Suitable for many types of retail users, excellent opportunity.
- Comprises of ground floor retail unit with excellent storage space overhead.
- Surrounded by restaurants, bars & many types of businesses.

Accommodation Comprises: -

Main Shop - 15'3 X 11' 10

1ST FLOOR

Room No. 1 - 13' 6 X 11' 10

Wc - Off

ALL SERVICES:

BER: TBC

APPLY: Keane Auctioneers (053) 9123072

VIEWING: Strictly by appointment with the sole selling agent.

"Four Seasons Laundrette", No. 6 Upper William Street, Wexford.

An excellent opportunity to lease a business with outstanding potential !

Located on William Street and amidst a large residential area, the prospective customer base on it's doorstep, provides great scope to develop the business. Extending to approx c. 490 sq. ft including reception area, working area and WC.

Excellent footfall.

Being offered fully fitted with all equipment included.

Viewing is highly recommended.

Services: All Services.

Rent: On application - term negotiable.

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole agent.

"Foleys", Ballycogley, Killinick, Co. Wexford

WELL KNOWN ESTABLISHED RESIDENTIAL FAMILY BUSINESS

FANTASTIC POTENTIAL

Excellent business premises on C. 0.6 acre site currently trading as a garage with petrol, diesel, fuel, gas, grocery, etc.

Presented in excellent condition throughout, very good road frontage, easy access and very visible.

Great location on the R739 between Wexford town and Kilmore Quay, easily connected to Bridgetown, Killinick, Rosslare, etc. The ferries at Rosslare Harbour are approximately 20 minutes.

Close to all facilities, school, churches, many beaches, marina at Kilmore Quay, Restaurants, Wexford town, 3rd level and technical school at Bridgetown.

Large forecourt, excellent garage/workshop, spacious residence with private gardens.

MUST BE VIEWED

Accommodation comprises :

Shop - 23' 8" x 17' 2"

Store - 5' 3" x 9' 4"

Sittingroom - 15' x 13' - Fireplace

Kitchen/diner - 17' 4" x 10' 8" - Fully fitted and tiled.

Lounge - 14' 10" x 21' - Fireplace

Bathroom - WC, WHB. Hot Press

Bedroom No. 1 - 9' 1" x 9' 3" - Built-in wardrobe.

Bedroom No. 2 - 9' 3" x 8' 11" - Built-in wardrobe.

Bedroom no. 3 - 12' 9" x 10' - Built-in wardrobe.

Upstairs

Bedroom No. 4 - 10' 5" x 16' 6" - Built-in wardrobe

Open space 17' 11" x 11' 5"

Shower Room 8' 11" x 9' 3" - WC & WHB. Access to storage and walk-in attic.

OUTSIDE: Garage - 49' 10" x 24' 3". Parts Store, Office, WC facilities. 2 Petrol tanks - 10,000 ltrs each. 1 diesel tank - 10,000 ltrs. Gas oil tank - 2000 ltrs. Fully alarmed. C.C.T.V. etc.

SERVICES : ESB, mains water, septic tank, oil fired central heating.

BER : Awaiting certificate.

VIEWING : Strictly by appointment with the sole agent.

APPLY : Keane Auctioneers (053) 9123072
