

FOR SALE

**CRECHE UNIT,
71/72 STATION COURT,
THE AVENUE, GOREY,
Co. WEXFORD**

AMV: €65,000

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. B977.ROD



- ❖ Creche facility in a residential development, close to all amenities.
- ❖ Ground floor extending to c. 168 sq.m. / 1,808. sq.ft GIFA.
- ❖ Corner unit with dual access from secure apartment lobby and external entrance.
- ❖ Open plan space, finished to shell and core, suiting various configurations.
- ❖ Planning permission for commercial use as a crèche facility.
- ❖ For further details and to arrange a suitable viewing time, contact Robin O'Donoghue at the sole selling agents, Kehoe & Assoc. 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

LOCATION.

Ground Floor of Station Court, Block F, apartment complex, south facing, corner unit. Access via external ramped and stepped access to own door entrance, and via internal secure apartment lobby, which has dual access to street level.

Station Court is situated to the rear of WFC Retail Park. Occupants include Domino's, Toymaster, Art and Hobby, OC Dental, Revolve, Euronics Redmond Electric, Spice home and Garden etc. Opposite WFC, is Gorey Shopping Centre, anchored by Dunnes Stores. Tesco Supermarket and Gorey Train Station are close at hand, with the M11 Gorey South access, conveniently close.

The town is well serviced with numerous regular daily bus routes to Dublin and the Airport. Just 80km from the Dublin South Suburbs, Gorey, is a thriving commercial centre and commuter town, is the fastest growing provincial centre in Ireland. There are numerous new residential developments planned/under development nearby, as well as additional second level educational facilities to cater for growth.

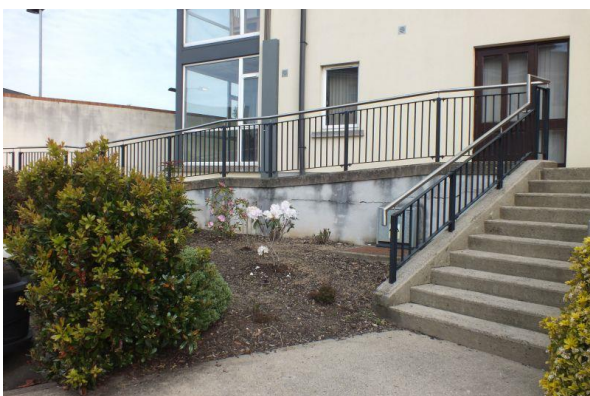
DESCRIPTION:

This property was developed as a crèche unit, to shell and core finish. Open plan, it is laid out in two areas, with a single walled division. Two access points, from external ramped/stepped access to above ground level, as well as through the secure apartment complex lobby. The property features double balconies, uPVC windows & uPVC/wood doors and exposed concrete walls, floor and ceiling finish. It would accommodate a variety of layouts and configurations.

ACCOMMODATION:

Creche	85.00
Classroom	65.00
Kitchen	16.52
W.C.	1.74

Total Floor Area: 168.26 sq.m.



FEATURES

- Open Plan.
- Dual access.
- Ramp access.
- Central location, adjacent all amenities.

SERVICES

- Mains water.
- Mains drainage.
- ESB.

OUTSIDE

- Two covered balconies.
- Parking: 2 surface car parking spaces.



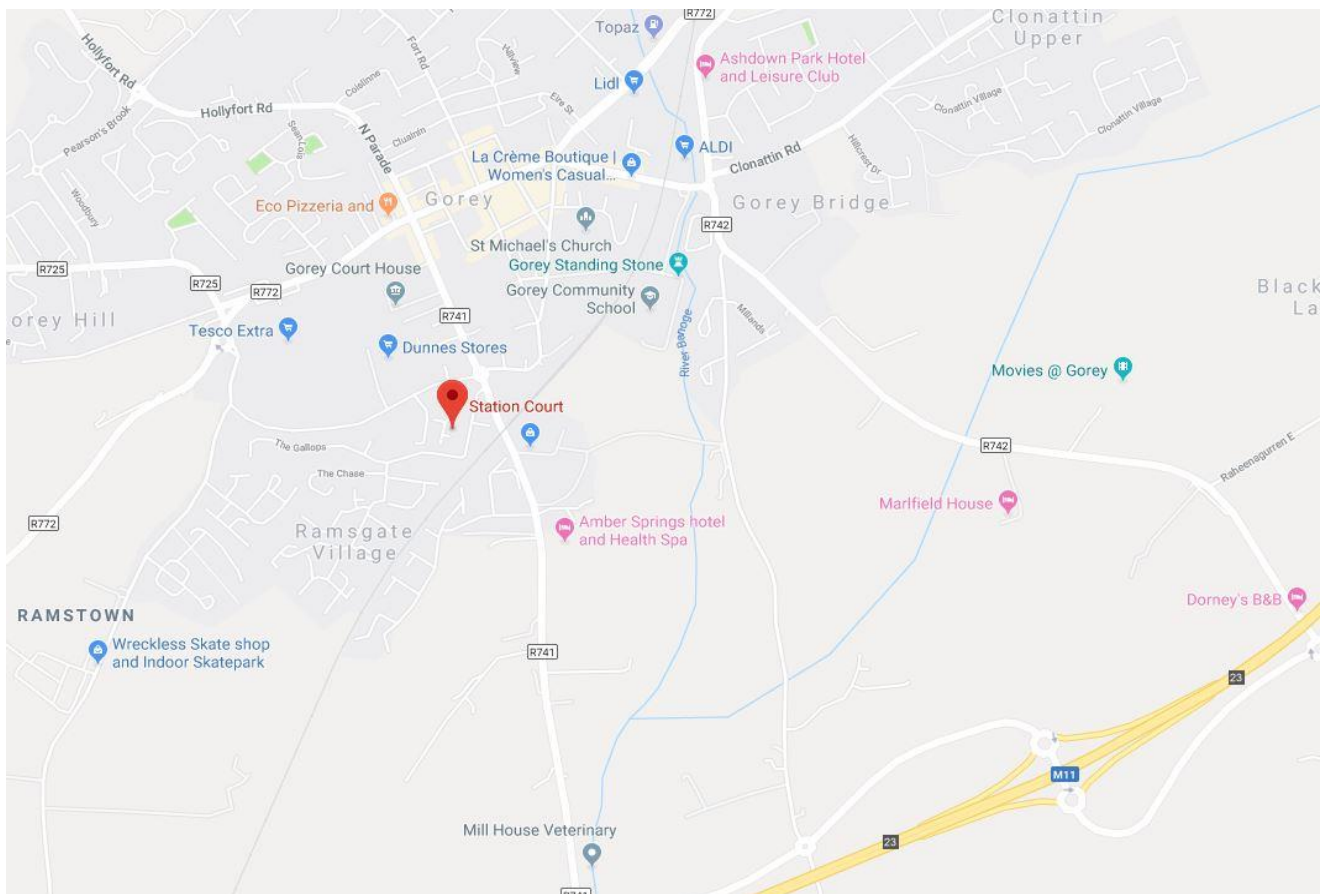
SERVICE CHARGE:

€1,452 per unit.

DIRECTIONS:

Exit the M11 at Gorey South. Cross over the motorway taking the first exit for Ballycanew. At the first roundabout, straight through. At the second roundabout, take the second exit for Gorey and at the final roundabout turn left with WFC Retail Park on your left (OC Dental, Revolve, Domino's etc.). Take the first left, drive through the archway and the property is in Block F, on your right hand side.

LOCATION MAP



BER: E2 **BER No.** 800693608 **Energy Performance Indicator:** 543.22 kWh/m²/yr

TOWN PLANNING:

Subject property situated in an area zoned CBA under Gorey Town and Environs LAP 2017 to 2023.

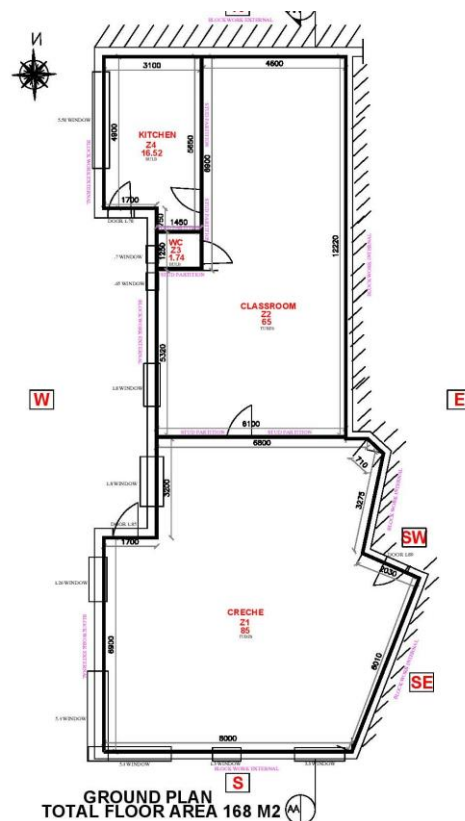
TENURE:

We understand the property is held under a long leasehold title.

LOCATION MAP



FLOOR PLANS



VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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AUCTIONEERS & VALUERS

These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141

