

FOR SALE

**COMMERCIAL PROPERTY AT MAIN ST.
BLACKWATER, CO. WEXFORD
(TENANTS NOT AFFECTED)**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

AMV: €110,000

FILE NO. b897.CM



- ❖ Commercial property comprising retail unit at ground floor and office at first floor.
- ❖ Extending in total to 135 sq.m. / 1,453 sq.ft. – situated in Blackwater village centre.
- ❖ Unit 1 is held under a 4 year 9 month lease from June 2019 and currently producing €5,760 p.a. Unit 2 is vacant.
- ❖ In total this property is capable of producing a rent in the region of €12,000 p.a.
- ❖ For further details and appointment to view contact the sole selling agents Kehoe & Assoc. at 053 9144393. Tenants not affected



Kehoe & Assoc.

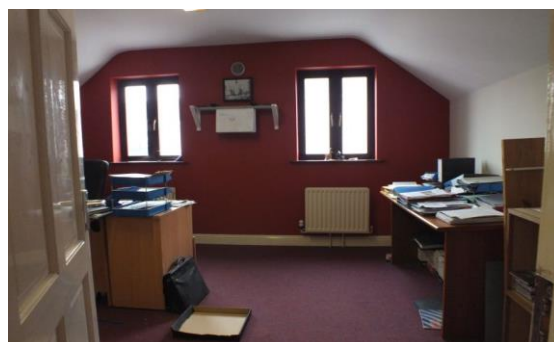
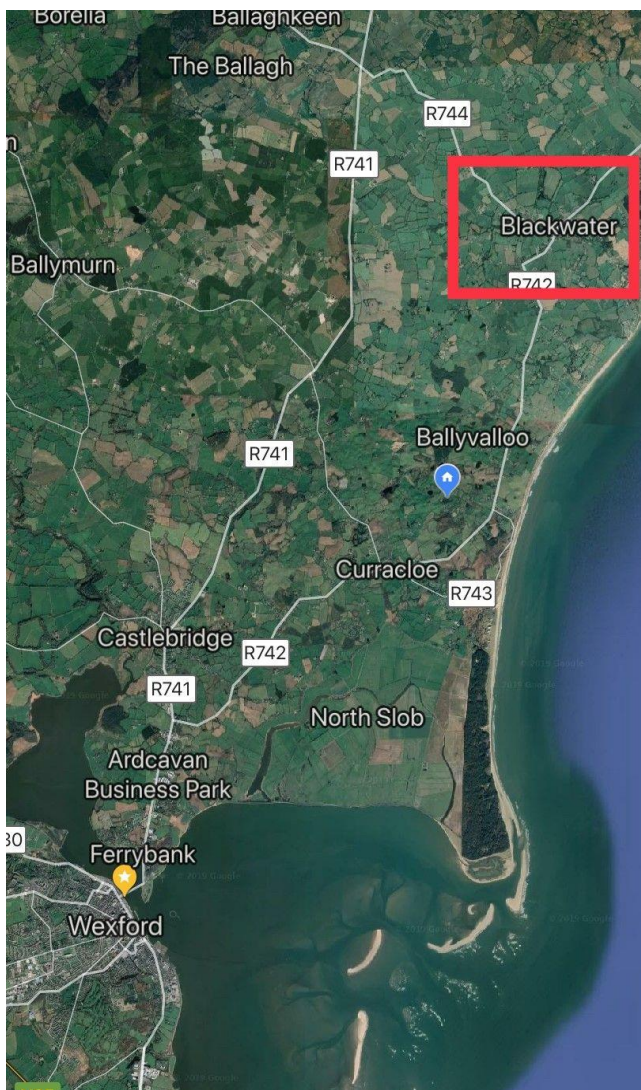
Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

LOCATION

The subject property is situated on Main Street in Blackwater Village, Co. Wexford. Blackwater is located close to the County Wexford Coastline, approximately 16km north of Wexford Town, 19km east of Enniscorthy and approximately 31km south of Gorey. This is an accessible location, approximately 10 minutes driving distance from the new M11 Dublin Motorway. Local amenities in Blackwater Village include primary school, Garda Station, shops, pubs, hotel, etc.



DESCRIPTION

The subject property comprises a detached commercial building. It is of traditional concrete block construction and stands under a pitched roof which is rendered with slates. It has the benefit of oil fired central heating, uPVC double glazing and mains services. The subject property is set as a retail unit on ground floor and there is separate access to the offices at first floor.

Retail Unit No. 1 is held under a 4 year 9 month lease by Ruby Rose Hair Salon. This lease commenced on the 13th June, 2019 and is currently producing €480 per month exclusive of VAT. The first floor offices are vacant. In our opinion the overall building is capable of producing a current rent in the region of €12,000 p.a.

Unit 1 – Ground Floor**67 sq.m. – Accommodation is laid out as follows**

Retail Area

Store x 2

Canteen

W.C.

Rear Hallway

Unit 2 – First Floor**68 sq.m. – Accommodation briefly comprises**

Spacious Landing Area

Three Offices

W.C.

Total Floor Area**c. 135 sq.m. / 1,453 sq.ft.****BER**

	BER	BER No.	Performance Indicator
Unit 1 – Ground Floor	B2	800647513	562.86 kWh/m ² /yr
Unit 2 – First Floor	C1	800647505	399.97 kWh/m ² /yr

TITLE: Freehold

DIRECTIONS: In Blackwater Village proceed over the bridge and up the Main Street towards Kilmuckridge. The property for sale is on the right hand side (For Sale board) – Ruby Rose Hair Salon at ground floor level. Eircode: Y21 TR20

VIEWING: Strictly by prior appointment only. Contact Colum Murphy the sole selling agents, Kehoe & Assoc. 053 9144393. Email: sales@kehoeproperty.com

