

FOR SALE

(Tenant Not Affected)

AMV: €1,000,000

File No. d146.BF



Brady's Shop Premises with Family Bungalow & Self-contained Apartment at Burrow Road, Kilmore Quay, Co. Wexford.

- Excellent opportunity to acquire this thriving shop premises with family residence and self-contained apartment. The shop premises currently trading as MACE is leased out on a 4 year 9 month lease to the end of June 2024.
- Producing a rental income of €85,000 plus vat per annum.
- Modern Shop Premises extending to c. 192 sq.m., additional storage c. 118 sq.m. with huge potential to further develop and extend the business.
- Private single storey 3 bedroomed family home extending to c. 142 sq.m. and 2 bedroomed self-contained apartment extending to 73.7 sq.m.
- Superbly located in the village of Kilmore Quay adjacent to the new Camper Van Park and within walking distance of the bustling village centre. Situated just a short stroll from the picturesque harbour, marina and sandy beach.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 144393.



**Kehoe
& ASSOC.**

Brady's Shop Premises with Family Bungalow & Self-contained Apartment at Burrow Road, Kilmore Quay, Co. Wexford. (Tenant Not Affected)

Excellent opportunity to acquire a thriving modern shop premises with family residence and self-contained apartment. The shop premises currently trading as MACE is leased out on a 4 year, 9 month lease to the end of June 2024. Producing a rental income of €85,000 plus vat per annum.

This property would ideally suit those seeking a high yielding commercial investment with additional residential accommodation. This additional accommodation could be used to increase the overall rental income.

Superbly located in the village of Kilmore Quay adjacent to the new Camper Van Park and within walking distance of the bustling village centre. Situated just a short stroll from the picturesque fishing harbour, marina and sandy beach.

Kilmore Quay is one of the most popular fishing villages in the south east, it has a thriving fishing industry and substantial local community. In addition to the local year round trade Kilmore Quay attracts a prosperous summer trade and is immensely popular with nature lovers, boating/fishing and camper van enthusiasts.



RETAIL SHOP UNIT

Description:

Retail Shop Unit :

With well planned display area, deli counter, off-licence, seating area and customer toilet, storage room, refrigeration, laundry room, staff, canteen and staff toilet/lockers.

Total Floor Area: c. 192 sq.m. / 2067 sq.ft.



BUNGALOW

Description:

Bungalow: Spacious single storey family home offering excellent accommodation with sitting room, open plan kitchen/dining/living room, office/play room, family bathroom and 3 double bedrooms (one ensuite). Private patio area to the front, enclosed yard to the rear and ample off-street parking.

Total Floor Area: c. 142 sq.m. / 1,528 sq.ft.



ACCOMMODATION

Entrance Hallway	4.12m x 0.54m	Porcelain tiled floor and cloak's closet.
Sitting Room	6.80m x 3.82m	Solid fuel stove, hot press with dual immersion, laminate floor and door to rear garden.
Bathroom	2.70m x 2.52m	Fully tiled, shower stall with electric shower, bath, whb and wc.
Kitchen	3.88m x 3.53m	With excellent range of built-in floor and eye level units, gas and electric range style cooker, dishwasher, larder press with plumbing for washing machine, part tiled walls and porcelain tiled floors. Open plan to family room.
Family room	2.68m x 3.78m	With feature boxed window, laminate floor and wood pellet stove with vented heating system to bedrooms.
Inner hallway	8.26m x 1.04m	
Office/Play Room	3.47m x 2.68m	With timber floor and door to rear garden.
Bedroom 1	4.17m x 2.78	With built-in shelving, box window, shower room ensuite and walk-in wardrobe.
Ensuite	1.36m x 1.43m	Fully tiled, shower stall with power shower, wc and whb.
Walk-in Wardrobe	1.40m x 1.29m	
Bedroom 2	4.74m x 2.79m	With box window and laminate floor.
Bedroom 3	2.93m x 2.70m	With built-in wardrobe and laminate floor.

Total Floor Area: c. 142 sq.m. / 1528 sq.ft.



SELF-CONTAINED APARTMENT

Description:

Apartment: Spacious self-contained apartment with own door access, private patio area, off-street parking and access to shared rear yard.

Total Floor Area: c. 73.7sq.m. / 793sq.ft.





ACCOMMODATION

Entrance Hallway	3.06m x 1.94m	With tiled floor.
Sitting Room	4.96m x 3.80m	With tiled floor and wood pellet stove.
Inner hallway	4.23m x 1.04m	With tiled floor.
Wet Room	2.52m x 1.63m	Fully tiled, shower, wc and vanity whb.
Kitchen	3.63m x 1.88m	With built in floor and eye level units, electric cooker plumbing for dishwasher, extractor part tiled walls and tiled floor.
Rear Lobby	3.49m x 1.41m	With built in storage presses, worktop, tiled floor and door to outside.
Storage/ Hotpress		With dual immersion.
Lobby	3.49m x 1.09m	
Bedroom 1	3.36m x 3.04m	With excellent range of built-in wardrobes.
Study	2.94m x 2.72m	With excellent range of built-in storage units.

Total Floor Area: c. 73.7 sq.m. / 793 sq.ft.



Features

- Modern business premises with excellent family accommodation.
- Producing rental income of €85,000 p.a.
- Further income potential from residential accommodation.

Outside

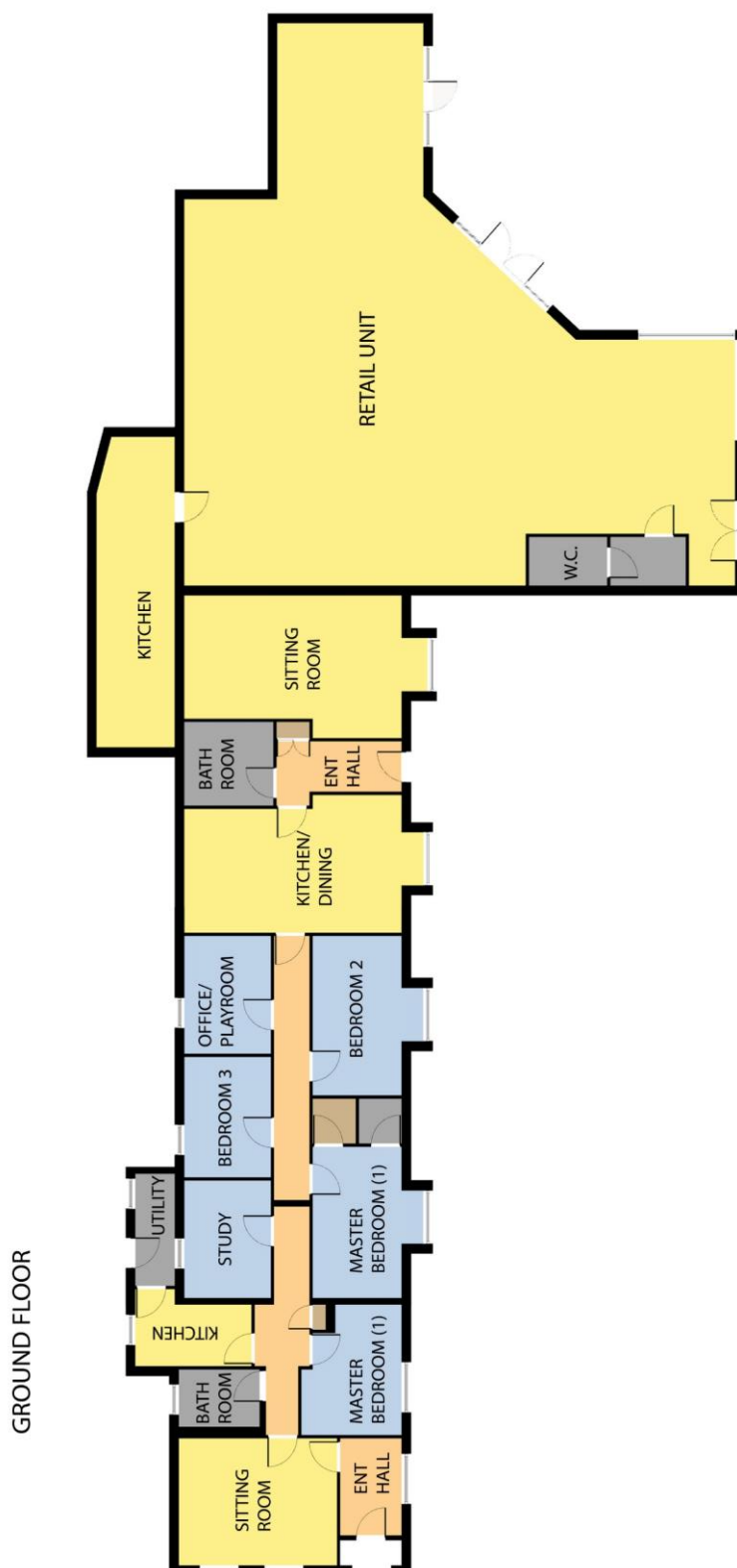
- Storage Shed 1122 sq.ft. with office 150 sq.ft
- Patio areas
- Off-street parking
- Gravelled yard

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH in Bungalow
- Wood Pellet Stove in Apartment

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode: Y35 R596



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: SHOWCASE IMAGES.IE

Building Energy Rating (BER)	Rating	BER No	Performance Indicator
Retail Unit	C1	800761538	460.06
Bungalow	E2	113267546	342.3
Self-Contained Apartment	F	113267751	413.77



VIEWING: Strictly by prior appointment with the sole selling agents.

Kehoe & Assoc.,

Commercial Quay,
Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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. PRA No. 002141