

# FOR SALE

**RETAIL UNIT & APARTMENT ABOVE  
MAIN STREET, BLACKWATER,  
Co. WEXFORD**

**AMV: €225,000 (Excl. of VAT)**

**Kehoe  
& ASSOC.**

**AUCTIONEERS & VALUERS**

**File No. d160.CM**



- **Open plan ground floor retail unit, together with a 2-bedroom apartment overhead**
- **Ground floor retail unit extends to c. 89 sq.m. / 958 sq.ft., staff quarters of 25.31 sq.m. / 272.43 sq.ft - with the apt. extending to c. 71 sq.m. / 764 sq.ft.**
- **This property is capable of producing a rent in the region of €20,000 per annum.**
- **Ready for immediate occupancy, suitable for a variety of uses.**
- **To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.**



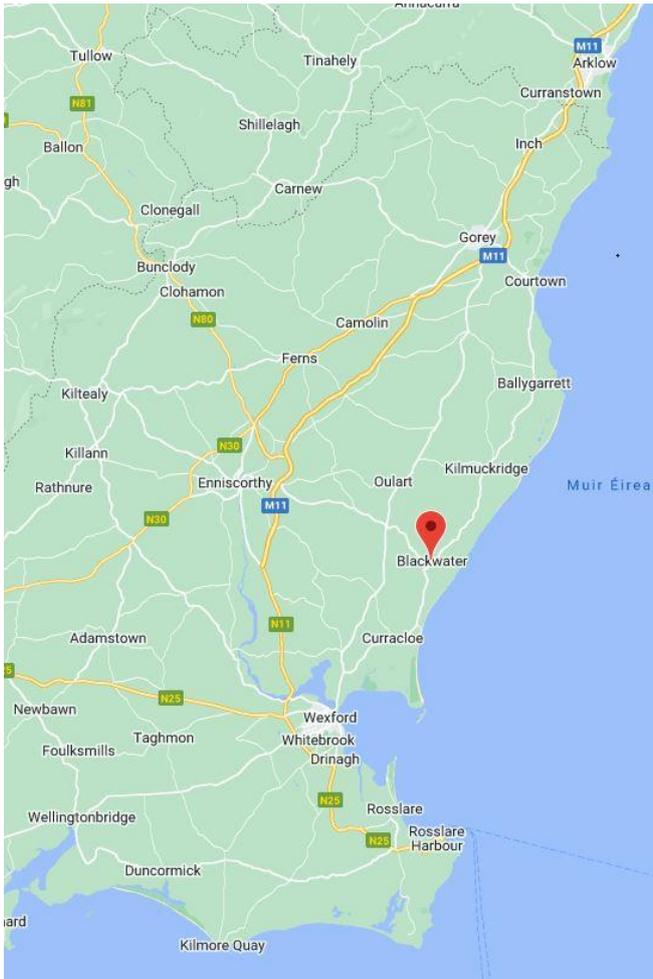
**Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com).

Website: [www.kehoeproperty.com](http://www.kehoeproperty.com)

**Location:** The property is located on Main Street in Blackwater Village, Co. Wexford. This location is approximately 17km north of Wexford Town, 19km east of Enniscorthy and 30km south of the Gorey junction of the M11 Motorway. Blackwater is less than 10 minutes' driving distance south of Kilmuckridge Village and less than 10 minutes' driving distance north of Curracloe on the R742. Local amenities in the area include primary school, St. Brigids Blackwater GAA Club, church, pubs, supermarket, coffee shop, hair salon, takeaway, service station, etc.



**General Description:** The subject property comprises an open plan ground floor retail unit with a staff area and w.c. on the first floor to the rear of the building. Adjacent to this staff area is a 2-bedroom apartment comprising an open plan kitchen/living/dining area, 2 bedrooms and a bathroom. The property is ready for immediate occupancy and would suit a variety of uses. It has the benefit of oil-fired central heating throughout. In our opinion there is potential to produce a rent of €20,000 per annum. It would also be a perfect investment opportunity for anybody starting or expanding a business in a village thriving with holiday makers during the summer months.

## ACCOMMODATION

<b>Retail Unit</b>	15.93m x 7.12m (max)	Carpet flooring, stairwell to staff quarters.
Staff Canteen/Kitchenette	5.22m x 4.56m	Carpet flooring, kitchenette with floor & eye level units. Door to adjacent apartment.
W.C.	1.51m x 1.00m	Carpet flooring, w.c. & w.h.b., tiled splashback.
<b>Apartment</b>		
Hallway	4.30m x 1.51m & 4.66m x 0.88m	Hotpress with dual immersion
Open Plan Kitchen/Living/Dining	8.41m x 4.22m (max)	Lino flooring, floor & eye level units, electric oven, hob & extractor fan, stainless steel sink, dishwasher, plumbed for washing machine, tiled splashback.
	<b>Kitchen/Dining:</b> 4.55m x 3.10m (max)	
	<b>Living Area:</b> 3.88m x 4.22m (max)	With carpet flooring.
Family Bathroom	2.54m x 1.49m	Laminate flooring, bathtub with T90si electric shower, w.c. and w.h.b. Vanity unit.
Bedroom 1	3.62m x 3.60m (max)	With carpet flooring
Bedroom 2	3.27m x 2.65m	With carpet flooring.
<b>Total Floor Area:</b>	<b>Retail Unit:</b>	<b>c. 89.17 sq.m. / 959.82 sq.ft.</b>
	<b>Staff Quarters:</b>	<b>c. 25.31 sq.m. / 272.43 sq.ft.</b>
	<b>Apartment:</b>	<b>c. 71.21 sq.m. / 766.50 sq.ft.</b>



# Apartment



**BER:** Upon Request

**Viewing:** Strictly by prior appointment only. Contact the sole selling agents, Kehoe & Assoc. 053 9144393. Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)

**Services:** OFCH, mains water & mains drainage, single glazed teak windows.

**Local Authority Rates:** We understand the figure for Local authority Rates for the retail unit is in the region of €1,520 per annum.

**Directions:** Heading north on the R742 towards Blackwater from Curracloe proceed up Main Street in Blackwater Village passing Corrigan's pub on your right-hand side. The property for sale is immediately on your left-hand side (For Sale Board). **Eircode: Y21 AV20.**



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

**Kehoe & Assoc.,**  
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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