

TO LET

**‘THE LOBSTER POT’,
CARNE, CO. WEXFORD
Rent: €40,000 P.A. (Plus VAT)**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. c211.BK

BER C2



- ❖ Fantastic opportunity to lease this multi-award-winning business in one of Ireland’s best known licensed premises.
- ❖ Fully fitted wine and beer bars, restaurant, café and kitchen with newly installed pizza oven.
- ❖ Excellent coastal location in south County Wexford.
- ❖ Overhead accommodation with large car park adjacent.
- ❖ Thriving business with substantial and consistent turnover.
- ❖ Flexible lease terms available.
- ❖ Ready for immediate occupancy.
- ❖ For further detail and appointment to view, contact the sole selling agents, Kehoe & Assoc. 053 9144393 or email info@kehoeproperty.com

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Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

General Description: ‘The Lobster Pot’ is one of Ireland’s best known licensed premises. This is a unique opportunity to acquire a thriving business, with consistent and substantial turnover figures. The property comprises two bar areas, a restaurant, a café, kitchen, store rooms and overhead accommodation. There is also a substantial car parking facility adjacent. ‘The Lobster Pot’ has an excellent reputation and this multi-award winning business is presented in turn-key condition. It is fully fitted and ready for immediate trading.



ACCOMMODATION

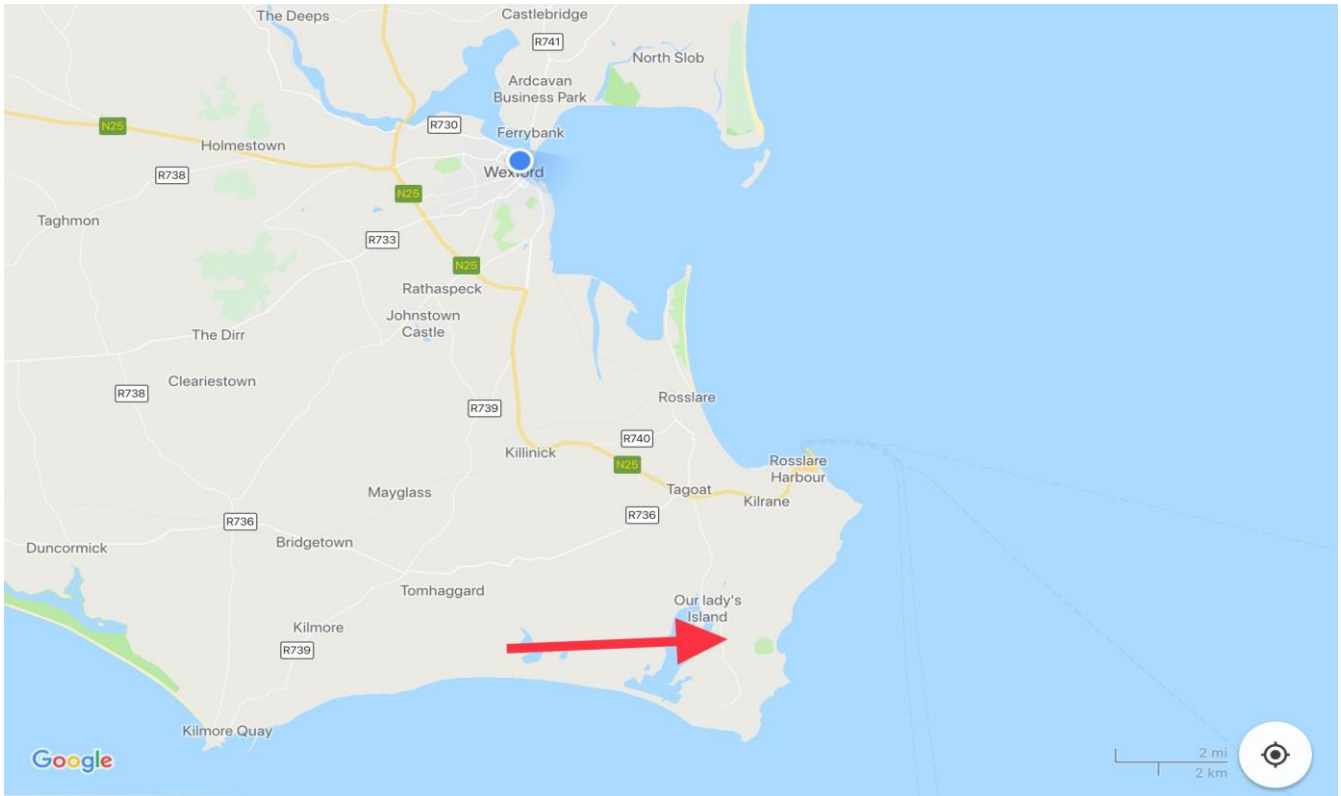
The Front Bar
The Parlour
The Café
The Rafters
Ladies & Gents W.C.'s
Extensive Catering Kitchens
Pot Wash Area
Walk-in Freezer

Walk-in Prep Fridge
Raw Meat Fridge
Raw Fish Fridge
Vegetable Coldroom
Veg/Prep Area
Laundry Room
Dry Goods Store
Cloaks Room

Concrete Stairs to First Floor with living accommodation incorporating; living room, dining room, 3 bedrooms, office, study, bathroom and shower room.



Location: Carne is situated adjacent to the coastline in south County Wexford. There is a wonderful 'Blue Flag' beach and host of maritime amenities on offer in this area. This area of Wexford has a large influx of holiday makers, particularly during the summer months. This is a popular location, close to Our Lady's Island. It is only 8km from Rosslare Euro Port with daily international connection to the UK and France. 'The Lobster Pot' services a wide hinterland with many loyal customers. It is approximately 20km south of Wexford Town, 22km from Kilmore Quay and about 2 hours driving distance south of Dublin.



Features

- Thriving business.
- Turn-key condition.
- Fully fitted.
- Coastal location.
- Extensive accommodation.
- Ready for immediate occupancy.

Outside

- Customer seating areas.
- Large car park adjacent.
- Enclosed yard.
- Keg store.
- Beer/bottle store/wine cellar.
- Canteen.
- Various stores.

Services

- Private well and mains water connection.
- Treatment Plant.
- Fully alarmed.
- OFCH.
- Gas bulk tank.
- 125KVA generator.
- 3-phase electricity.

Please Note: The tenant will be responsible for rates, insurance and all usual outgoings.

Local Authority Rates: Valuation Office Reference Number 2009358. Net annual Valuation (NAV) of this property is €29,700. The annual rate of valuation (ARV) determined by Wexford County Council in 2023 is 0.253. Therefore, the current annual rate on this premises is €7,514.10.

Directions: From Wexford Town take the N25 towards Rosslare Harbour. Proceed to Tagoat village and take the first right after you pass Cushens Pub. Continue straight on this road for 5.7km, passing through Our Lady's Island, and 'The Lobster Pot' will be on your right hand side.

Building Energy Rating (BER): C2 BER No. 800653297

Energy Performance Indicator: 825.5 kWh/m²/yr

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

Selling Agent: Bobby Kehoe

Contact No: 0857111540

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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. PRA No. 002141