

# FOR SALE

AMV: P.O.A

File No. C211.BK



## ‘The Lobster Pot’ (Plus Bungalow), Carne, Co. Wexford

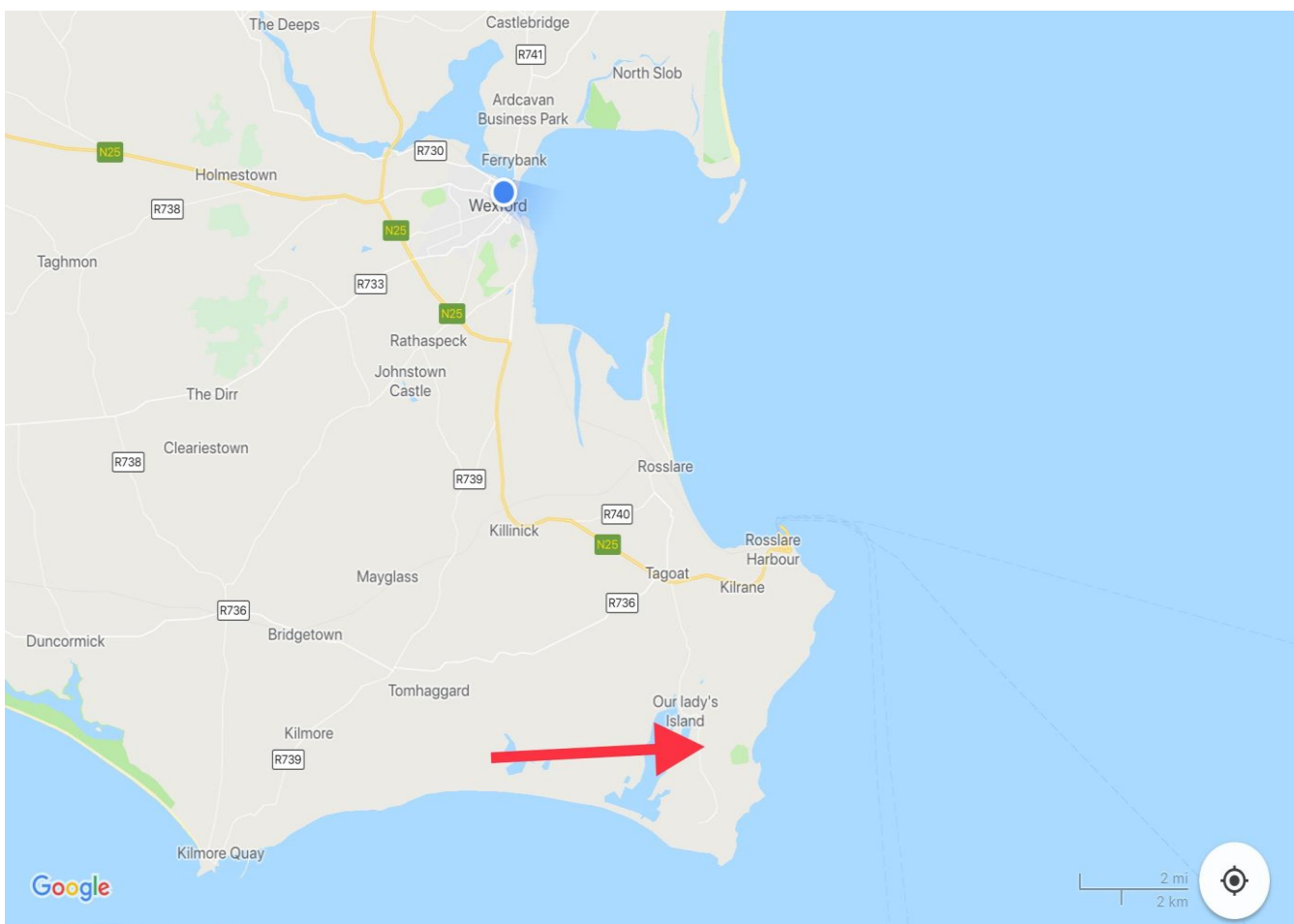
- One of Ireland’s best known licensed premises.
- This sale offers a fantastic opportunity to acquire this multi-award winning business.
- Fully fitted bar, restaurants, café, kitchens and overhead accommodation.
- Restaurant areas seat approximately 60 people.
- Including detached bungalow and large car park.
- Potential for 9 bedrooms including the adjacent bungalow.
- Thriving business with substantial and consistent turnover.

**Kehoe  
& ASSOC.**

# Location

Situated adjacent to the coastline in South County Wexford, Carne is a most scenic location. There is a wonderful 'Blue Flag' beach and a host of maritime amenities on offer. 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 on the south-eastern coastline of County Wexford. 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.





## General Description

‘The Lobster Pot’ is one of Ireland’s best known licensed premises. This sale offers an unique opportunity to acquire a thriving business, with consistent and substantial turnover figures.

The property comprises the main building incorporating bar, restaurants, café, kitchen and ancillary with overhead accommodation.

There is also a detached bungalow residence included in the sale and a substantial car parking facility adjacent. Between both properties there is potential to have 9 bedrooms.

‘The Lobster Pot’ is a multi-award winning business and has an excellent reputation. It is fully fitted and ready for immediate trading. The accommodation is extensive and comprised as follows:







## **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.**





**DETACHED BUNGALOW RESIDENCE ADJACENT – INCLUDED IN SALE**





# CARNSORE POINT



## Outside

- Enclosed yard.
- New keg store.
- Beer/bottle store/wine cellar.
- Canteen.
- Various stores.
- Ladies & Gents W.C.
- Office/store

## Features

- Thriving business.
- Turn-key condition.
- Fully fitted.
- Coastal location.
- Extensive accommodation.
- Detached bungalow included

## Services

- Private well and mains water connection
- Treatment Plant.
- Fully alarmed.
- OFCH.
- 1,000L gas bulk tank.
- 3-phase electricity.

**Tenure:** Freehold

**YouTube Video Link:** [https://www.youtube.com/watch?v=SLHs\\_vHZCGM&t=0s](https://www.youtube.com/watch?v=SLHs_vHZCGM&t=0s)

**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.

## BER:

<b>C2</b>	<b>BER No. 800653297</b>	<b>Energy Performance Indicator: 825.5 kWh/m<sup>2</sup>/yr</b>
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**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. **Eircode: Y35CH79**

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

**Selling Agent: Bobby Kehoe**

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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