

FOR SALE

AMV: €750,000

File No. C211.BK

BER C2



‘The Lobster Pot’ (Plus Detached 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.**

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.
- 125KVA generator (included)
- 3-phase electricity.

Tenure: Freehold

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:

C2	BER No. 800653297	Energy Performance Indicator: 825.5 kWh/m²/yr
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Directions: 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