

# TO LET

**RENT: €32,500 (Exclusive) per annum**

**File No. c525.CM**



## **‘The Baked Potato Restaurant’, Old Dublin Road, Enniscorthy, Co. Wexford**

- **A superb opportunity to acquire a fully fitted restaurant facility presented in turn-key condition and ready for immediate occupation.**
- **Detached commercial building extending to c. 338 sq.m. / 3,638 sq.ft.**
- **A prime position, fronting the Old Dublin Road and directly adjacent to the NCT Centre.**
- **Large number of businesses and employers in the immediate locality.**
- **To arrange a suitable viewing time contact the sole letting agents Kehoe & Assoc. at 053 9144393.**



**Kehoe  
& ASSOC.**

## LOCATION

Situated on the Old Dublin Road in Enniscorthy, 'The Baked Potato Restaurant' occupies a prime position, directly fronting the public road, adjacent to the NCT Centre and with many other employers in the immediate locality. Employers include; Datapac, J. Donohoe BMW, Moyne Veterinary Clinic, Power Plant Hire, Becton Dickenson, Templetuohy Farm Machinery, ESB Network, Murphy Concrete, Taoglas, etc. It is positioned only 5 minutes drive from Enniscorthy Town Centre and very convenient to the M11 Motorway. Enniscorthy town itself enjoys a large hinterland and is positioned 22km from Wexford, 28km from Gorey, 11km from Ferns and 9km from Oilgate. The recent improvements with the opening of the M11 Motorway has brought this area within one hours' drive of South County Dublin.

Enniscorthy town is the second largest town in County Wexford and at the 2016 Census the population of the town and environs was 11,381.



## DESCRIPTION

The subject property comprises a detached commercial building extending to c. 338 sq.m. / 3,638 sq.ft. The restaurant has traded most successfully over recent years. It is fully fitted and complete with an extensive high quality catering kitchen. The property is turn-key condition. There is a parking area to the front. This business has had a proven track record with huge potential moving forward. There is an opportunity to expand into the first floor, if required. Overall this is an excellent business opportunity. The property has the benefit of uPVC double glazing, gas heating with fan assisted wall heaters. There is a bulk gas tank to the rear supplying gas for cooking and heating.

## ACCOMMODATION

Entrance Porch 2.44m x 1.89m  
Restaurant Area 10.39m x 8.59m

With fully fitted counter units, stainless steel shelving, refrigeration unit, display cabinets, etc. Excellent floor and attractive panelled walls. Good lighting.

Rear Hallway 5.15m x 1.39m  
Fully-fitted Commercial Kitchen 7.65m x 5.50m

With tiled floor. Ladies, gents & disabled access w.c.'s Complete with all stainless steel equipment, fryers, cookers, 6-ring hob, wash-up area, food-prep equipment, etc. Tiled floor, extensive extractor system and commercial appliances, steel clad walls – floor to ceiling. Walk-in coldroom and walk-in freezer adjacent.

Rear Lobby 3.73m x 3.52m  
Entrance Hallway 6.16m x 1.12m  
Staff Area 2.16m x 2.15m  
Ladies W.C. 3.13m x 3.15m  
Canteen 2.09m x 2.07m  
Main Office 3.15m x 4.53m  
Dry Food Store 2.70m x 2.56m  
Stock Room 3.08m x 2.30m  
Large Open Plan Area 13.50m (ave) x 9.09m

With doors to outside, concrete stairs to first floor.

With w.c.'s adjacent.

With fully fitted bar counter with marble top and large picture window.

**Total Floor Area: c. 338 sq.m. / 3,638 sq.ft.**





## LOCATION MAP



## FEATURES

- Excellent order throughout.
- Fully fitted.
- Consistent turnover figures.
- Wonderful opportunity
- c. 3,638 sq.ft.
- Adjacent to NCT Centre.

## SERVICES

- Mains water
- Mains drainage.
- ESB
- Telephone
- Gas heating/cooking.

## OUTSIDE

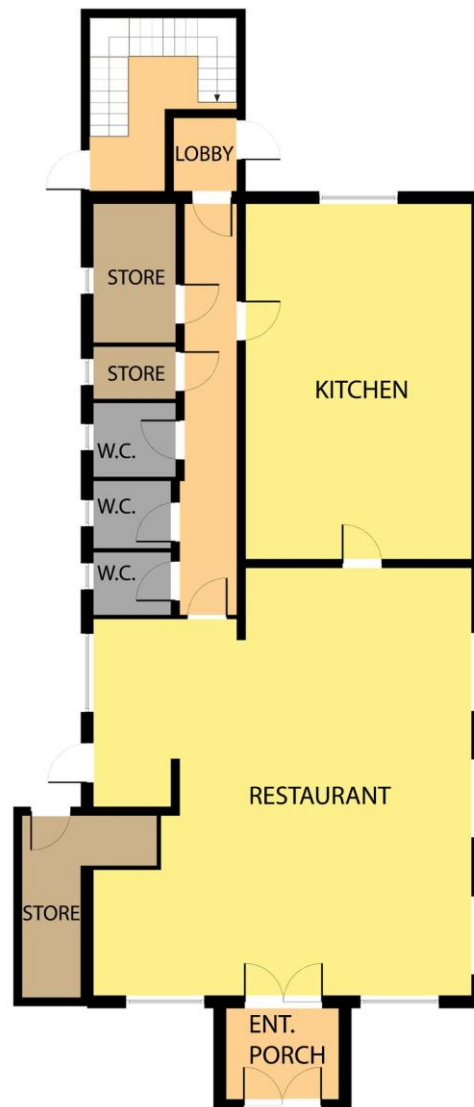
- Parking to front.
- Fire exit to rear.

**Local Authority Rates:** The property number is 2058293. The Annual Rate on Valuation (ARV) for 2024 is 0.253. The NAV is 15,000 – therefore the annual rates figure for 2024 is €3,795.

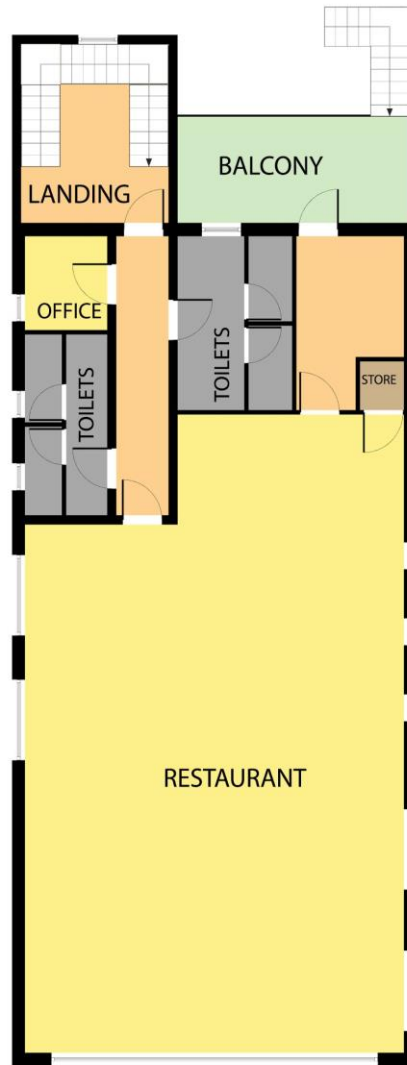
**Viewing:** By prior appointment. To arrange a suitable viewing time, please contact the sole letting agents, Kehoe & Assoc. at 053 9144393 or by email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com).

**Directions:** In Enniscorthy town proceed northwards to the Blackstoops Roundabout. Turn right onto the Old Dublin Road. The property for sale is approximately 300m over here on the right hand side. (To Let Sign) – ‘The Baked Potato’. Eircode: Y21 EF62

GROUND FLOOR



FIRST FLOOR



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.

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**Building Energy Rating (BER): B2**  
**Performance Indicator 500.34 kWh/m<sup>2</sup>/yr**

**BER No. 800320020**

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

**Kehoe & Assoc.,**  
Commercial Quay, Wexford  
053 9144393  
[www.kehoeproperty.com](http://www.kehoeproperty.com)  
Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



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