

FOR SALE
BY PRIVATE TREATY

SINNOTT'S ON THE STRAND, ROSSLARE STRAND, CO. WEXFORD.



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SINNOTT'S ON THE STRAND REPRESENTS AN EXCELLENT OPPORTUNITY TO ACQUIRE A HIGH-PROFILE 7-DAY LICENSED PREMISES WITHIN THE CORE OF ROSSLARE STRAND BENEFITTING FROM VALUABLE PLANNING PERMISSION (REF. NO. 20210468) FOR THE EXTENSION OF A FIRST-FLOOR STRUCTURE WITH SUPERB SEA VIEWS.

**Kehoe
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ABOUT THE PROPERTY

- Property extends to circa: 436 sq.m.
- Turn-key trading condition
- Capable of enjoying strong volume of trade
- High-quality fit out throughout, refurbished in 2020

LOCATION

Rosslare Strand, located in County Wexford, is a well-established coastal resort village known for its serene landscape, blue flag beaches and vibrant community. The area is rich in wildlife and scenic spots, perfect for walkers and nature enthusiasts. Rosslare Strand has a close-knit, friendly community with regular local events, fostering a welcoming atmosphere.

DESCRIPTION

Sinnott's on the Strand enjoys a corner trading profile at the entrance to Rosslare Strand Beach on the Strand Road. Steps away from the sandy beaches and directly across from the car park.

These licensed premises are exceptionally well appointed having benefitted from complete remodelling and refurbishment in 2020 and maintained to a high standard since. The property enjoys a modern restaurant layout style with a central bar with several curved booths and snug areas. The Courtyard with retractable roof and underfloor heating extends the restaurant capacity to accommodate larger volumes rain or shine. All together complemented by the new commercial kitchen together with ample storage and service facilities.

On the first floor are the offices, a staff canteen and changing locker rooms. This area has the benefit of an independent access from the Station Road.

In summary, Sinnott's on the Strand represents an excellent opportunity to acquire a modern style licensed premises, immaculately presented throughout in turn-key condition requiring no capital expenditure.

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

2.10m x 1.93m

Seating Area

12.90m x 14.50m (max)

Store 1

4.45m x 20.75m (max)

Store 2

4.21m x 7.53m (max)

Kitchen

5.23m x 7.78m (max)

Store 3

2.68m x 4.32m (max)

WC Block

4.39m x 6.77m (max)

FIRST FLOOR

Landing

1.48m x 2.33m (max)

Office

2.19m x 1.35m (max)

Prep Room

4.04m x 4.47m (max)

Staff Room

3.96m x 4.33m (max)



SERVICES:

Mains Water, Mains Drainage, Alarm, Fibre Broadband, Gas Burner, Electric insert stoves, Cat5 Cabling, Bio metric clock in system.

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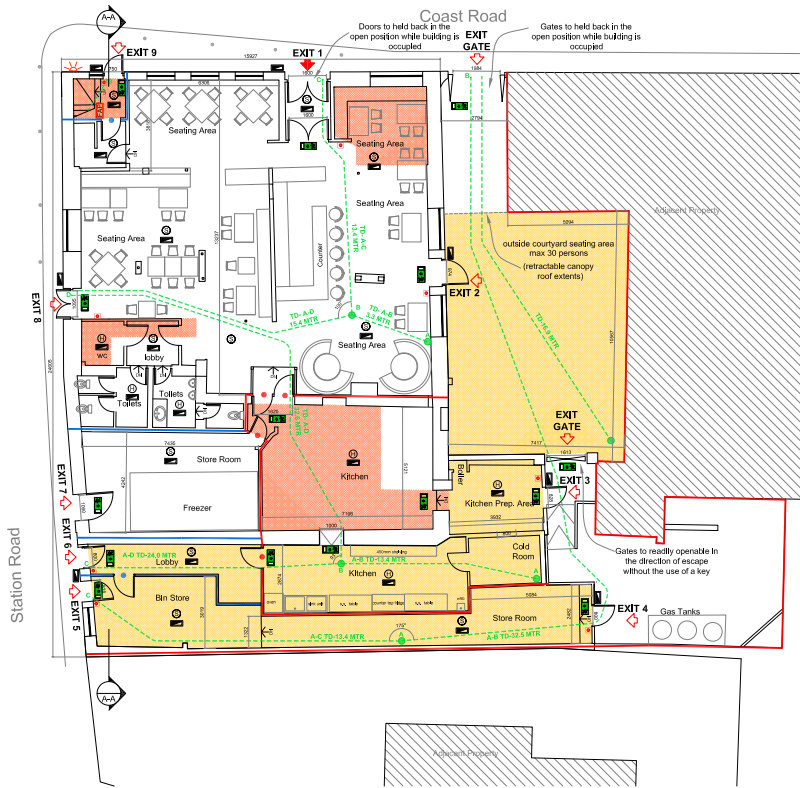


OUTSIDE:

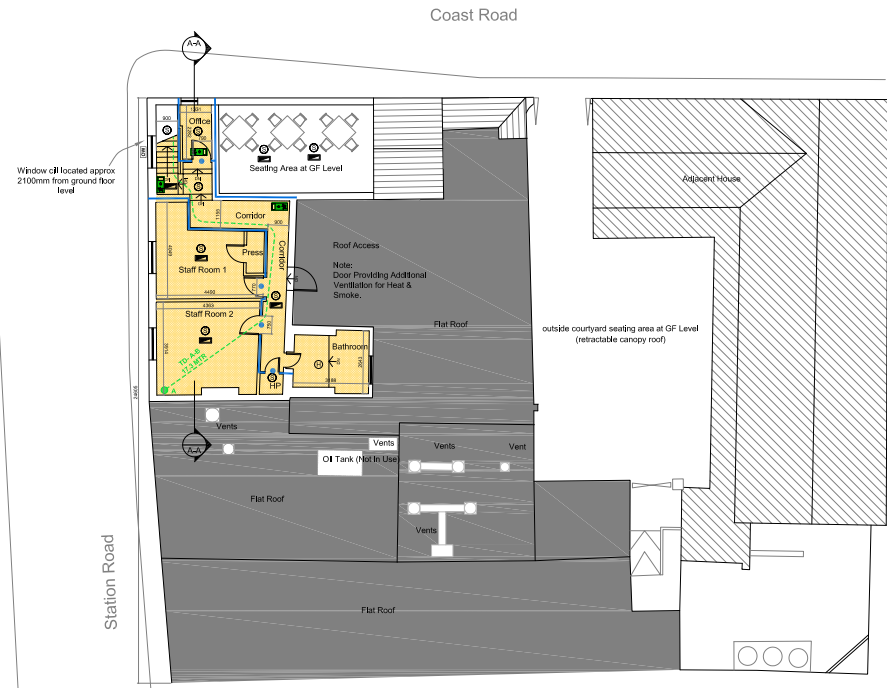
Courtyard serviced with underfloor heating via Daikin Air to Water Heat pump, Retractable Roof

Seating capacity in current layout: 84 pax in the Bar / Restaurant and 60 pax in the Courtyard.

Total 144 pax.



EXISTING GROUND FLOOR PLAN
01 Scale 1 : 100 (Overall Applicable Area = 288,4m²)



EXISTING FIRST FLOOR PLAN
02 Scale 1 : 100 (Overall Applicable Area = 288,4m²)

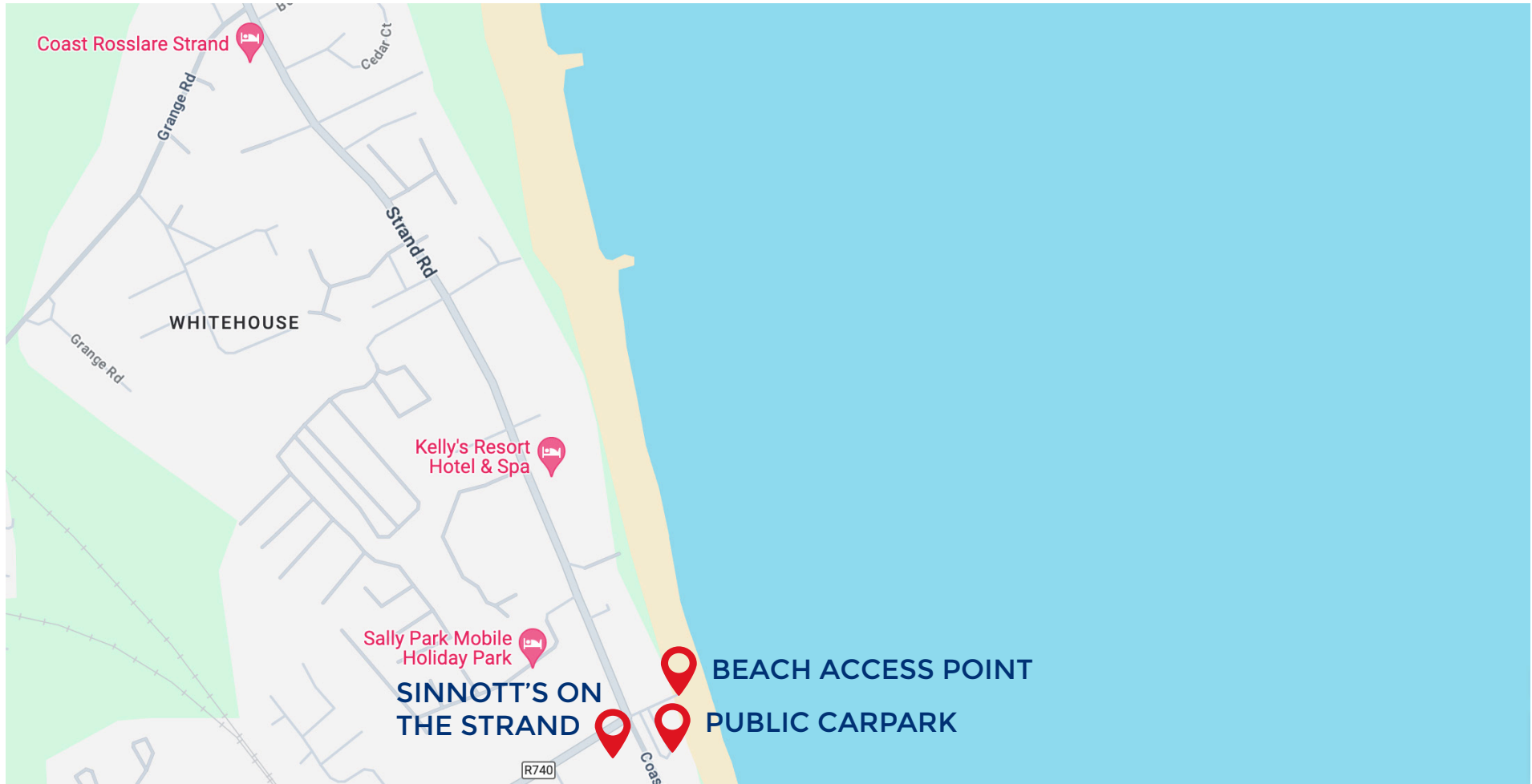
PLANNING PERMISSION

Granted Planning Permission Number 2021048

Granted permission for extensions at the ground and first floor, alterations to existing elevations and change of use from store to restaurant / bar. Granted in May 2021.



LOCATION MAP



**FOR FURTHER
INFORMATION**

053 91 44393

sales@kehoeproperty.com

@kehoeandassoc

www.kehoeproperty.com

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BER No:800969958

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