

# FOR SALE

**OFFICES AT NO. 9 PORTSMOUTH HOUSE  
ENNISCORTHY, Co. WEXFORD**  
AMV: €250,000

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS

**FILE NO. 7708.CM**



- ❖ Extensive suite of offices extending to c. 209 sq.m. / 2,250 sq.ft. with the potential to convert into 3 self-contained apartments, subject to the necessary planning permission being obtained.
- ❖ Situated in the heart of Enniscorthy town, No. 9 Portsmouth Houses benefits from easy access to a wealth of amenities, including shops, restaurants, schools, and transportation links ensuring convenience and connectivity.
- ❖ This property occupies a high-profile position on Shannon Quay, Enniscorthy Town with high volumes of passing vehicular traffic daily.
- ❖ The accommodation is turnkey, laid out over 3 floors with a fitted alarm, CCTV cameras, emergency lighting and an intercom system.
- ❖ These offices have the added benefit of fantastic views overlooking the River Slaney.
- ❖ Accommodation briefly comprises; 5 offices, meeting room, staff canteen, ladies & gents w.c., storage room and a comms room.
- ❖ For further details contact the sole letting agents, Kehoe & Assoc., Commercial Quay, Wexford.



**Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com).

Website: [www.kehoeproperty.com](http://www.kehoeproperty.com)

## GENERAL DESCRIPTION:

***Kehoe & Associates are seeking offers in excess of €250,000.***

No. 9 Portsmouth House is positioned on Shannon Quay, Enniscorthy Town almost directly facing Enniscorthy Bridge offering an excellent opportunity within the bustling town centre. All amenities can be found conveniently in this area including primary and secondary schools, Enniscorthy Railway Station, shops, bars, eateries, etc. Enniscorthy is a highly accessible location within easy reach of national routes N80, N30, N11 and the M11 motorway. The offices front the R772 overlooking the River Slaney with the accommodation comprising of 5 offices, meeting room, staff canteen, ladies and gents w.c., comms room and a storage room.

The offices extend to c. 209 sq.m. / 2,250 sq.ft. laid out over 3 floors (1st, 2nd & 3rd levels) and benefit from a fitted alarm system, CCTV cameras, emergency lighting and an intercom system. There is a communal refuse collection area for other units within Portsmouth House adjoining the property. This suite of offices has the potential to convert into 3 self-contained apartments, subject to the necessary planning permission being obtained. These offices would be suitable for a wide range of businesses and would be attractive to owner occupy or investors alike. The property is capable of producing of rent in the region of €25,000 per annum. Viewing comes highly recommended.

### **ACCOMMODATION**

#### **Ground Floor**

Entrance Porch	1.85m x 1.48m	Carpet flooring, staircase to first floor.
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#### **First Floor**

Storage Room	3.56m x 1.00m	Lino flooring.
Gents W.C.	2.16m x 1.13m	Lino flooring, w.c., w.h.b., electric hand dryer.
Ladies W.C.	2.25m x 1.03m	Lino flooring, w.c., w.h.b., electric hand dryer.

Understairs Storage  
Press

Office 1	3.72m x 4.04m (max)	Carpet flooring, views of the River Slaney
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Cloak Room	2.27m x 0.86m	
Landing		With staircase to second floor.

#### **Second Floor**

Office 2	3.63m x 3.65m	Carpet flooring, views of the River Slaney
Office 3	6.00m x 3.84m	Carpet flooring, views of the River Slaney
Office 4	5.34m x 4.86m	Carpet flooring, views of the River Slaney
Landing Area		Carpet flooring, electrical control panel, staircase to:

#### **Third Floor**

Office 5	5.76m x 3.65m (max)	Carpet flooring, views of the River Slaney
Meeting Room	6.20m x 4.03m	Carpet flooring.
Staff Canteen	5.13m x 3.55m	Carpet flooring, stainless steel sink unit, floor level storage units.
Comms Room	3.24m x 1.20m	

**Total Floor Area: c. 209 sq.m. / 2,250 sq.ft.**



## Features

- Extensive office suite laid out over 3 floors
- Acc. extending to c. 209 sq.m. / 2,250 sq.ft.
- Potential to convert (S.T.P.P.)
- Capable of producing of rent in the region of €25,000 per annum
- Attractive to a wide range of purchasers
- Presented in turnkey condition

## Outside

- Town centre location
- Surrounded by amenities
- Kerbside property
- River views
- Refuse area

## Services

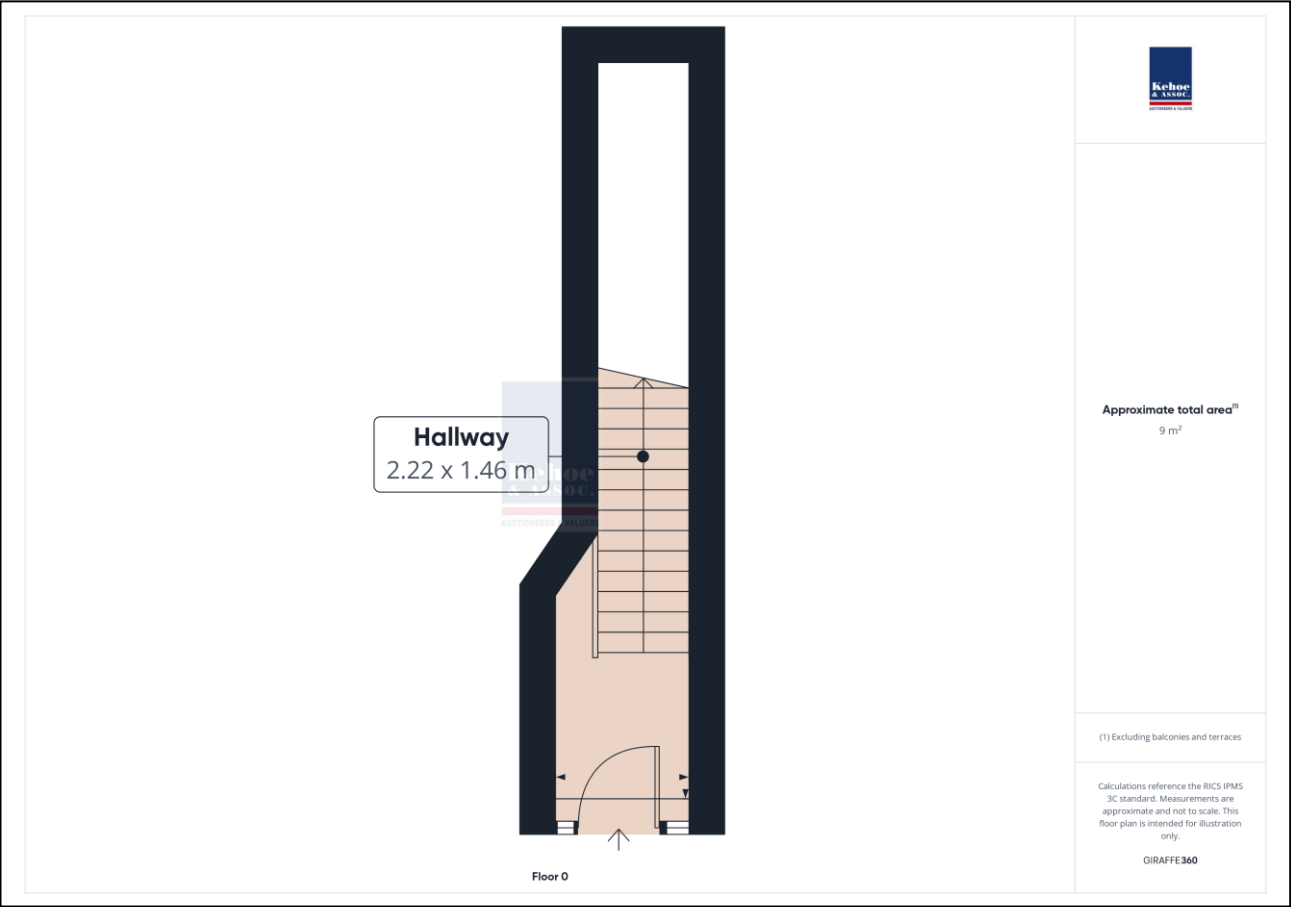
- Mains water
- Mains drainage
- ESB
- Electric heating
- Fully alarmed
- Intercom system
- CCTV
- Emergency lighting
- Fibre broadband available

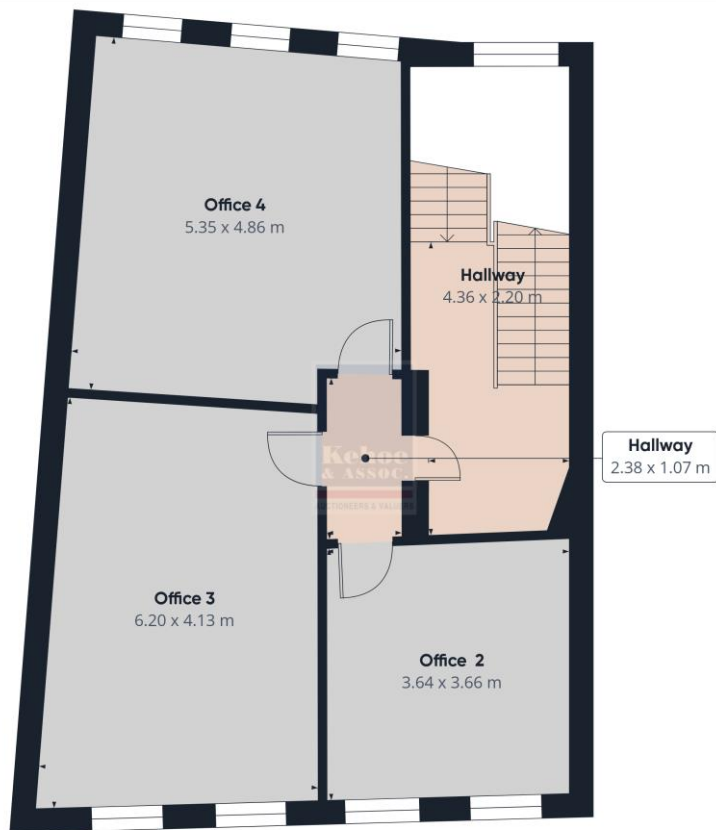
**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 9144393.

**Directions:** The offices are almost directly facing Enniscorthy Bridge on Shannon Quay between Boyle Sports and Temple Barbers. 'For Sale' boards. **Eircode: Y21 K7W4**









Floor 2



Approximate total area<sup>m</sup>  
70.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 3



Approximate total area<sup>m</sup>  
74.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

**Building Energy Rating (BER): G BER No. 800897902**  
**Energy Performance Indicator: 624.64 kWh/m<sup>2</sup>/yr**

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



**Selling Agent: Bobby Kehoe**  
**Contact No: 085 7111540**  
**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**

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



**AUCTIONEERS & VALUERS**

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. PRSA No. 002141