FOR SALE

AMV: €305,000 **File No. E338.CM**

Church Street, Enniscorthy, Co. Wexford

- **Substantial three-storey red brick commercial property**
- **Prime town centre location on Church Street, Enniscorthy, Co. Wexford**
- **Extending to approx. 193 sq.m (2,077 sq.ft.)**
- **Attractive period building dating from 1896**
- **Enclosed yard to the rear**
- **Excellent potential for a variety of uses, subject to planning**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.

Location

The property is superbly positioned on Church Street in the heart of Enniscorthy town centre, an established and highly accessible commercial location. Church Street is a well-known and attractive thoroughfare, benefiting from footfall and proximity to a wide range of retail, professional, and civic amenities.

All town centre services are within comfortable walking distance, including shops, cafés, banks, professional offices, and public services. The area is well served by public transport, with bus & rail routes nearby providing connectivity to Dublin, Wexford and Rosslare Europort. The M11 motorway provides easy access to the capital and beyond.

Enniscorthy is an established and well-supported town with a strong local economy and an attractive streetscape. The combination of central location, accessibility, and surrounding amenities makes this an excellent opportunity for owner-occupiers or investors seeking a high-profile town centre property.

Church Street, Enniscorthy, Co. Wexford

Description: This is an impressive and attractive red brick building arranged over ground, first and second floors, extending to approximately 193 sq. m (2,077 sq. ft.). Built in 1896, the property retains much of its period character while offering substantial accommodation suitable for a range of uses.

The building has been occupied for many years as a solicitors' office and is laid out accordingly, with a combination of offices and support accommodation throughout. The internal layout is extensive and flexible, lending itself to reconfiguration depending on the intended use.

To the rear, there is an enclosed yard, a valuable feature in a town centre setting. In our opinion, the property would be suitable for a variety of commercial or professional uses and may also offer potential for conversion to residential or a mixed-use scheme, subject to the necessary planning permissions. We highly recommend early viewing

ACCOMMODATION

Ground Floor		
Entrance Hallway	2.14m x 1.50m	With staircase to first floor.
Room 1	5.37m x 3.84m	
Room 2	3.51m x 3.26m	
Inner Hallway	2.00m x 1.83m	
Room 3	3.13m x 3.63m	
Rear Hall	3.82m x 1.27m	With door to rear yard.
First Floor		
Landing	4.20m x 1.51m	With stairs to second floor.
Room 4	3.91m x 5.42m	
Room 5	3.64m x 3.29m	
Inner Landing	3.04m x 0.90m	
W.C.	2.18m x 1.91m	With w.h.b. and w.c.
W.C.	3.27m x 1.64m	With w.h.b. and w.c.
Second Floor		
Landing	2.32m x 2.49m	
Room 6	3.89m x 2.51m	
Room 7	5.50m x 2.72m	
Room 8	3.81m x 3.27m	

Total Floor Area: c. 193 sq. m. (c. 2,077 sq. ft.)

Features

- Prominent three-storey period building
- Attractive red brick façade
- Enclosed rear yard
- Extensive accommodation over three floors

Services

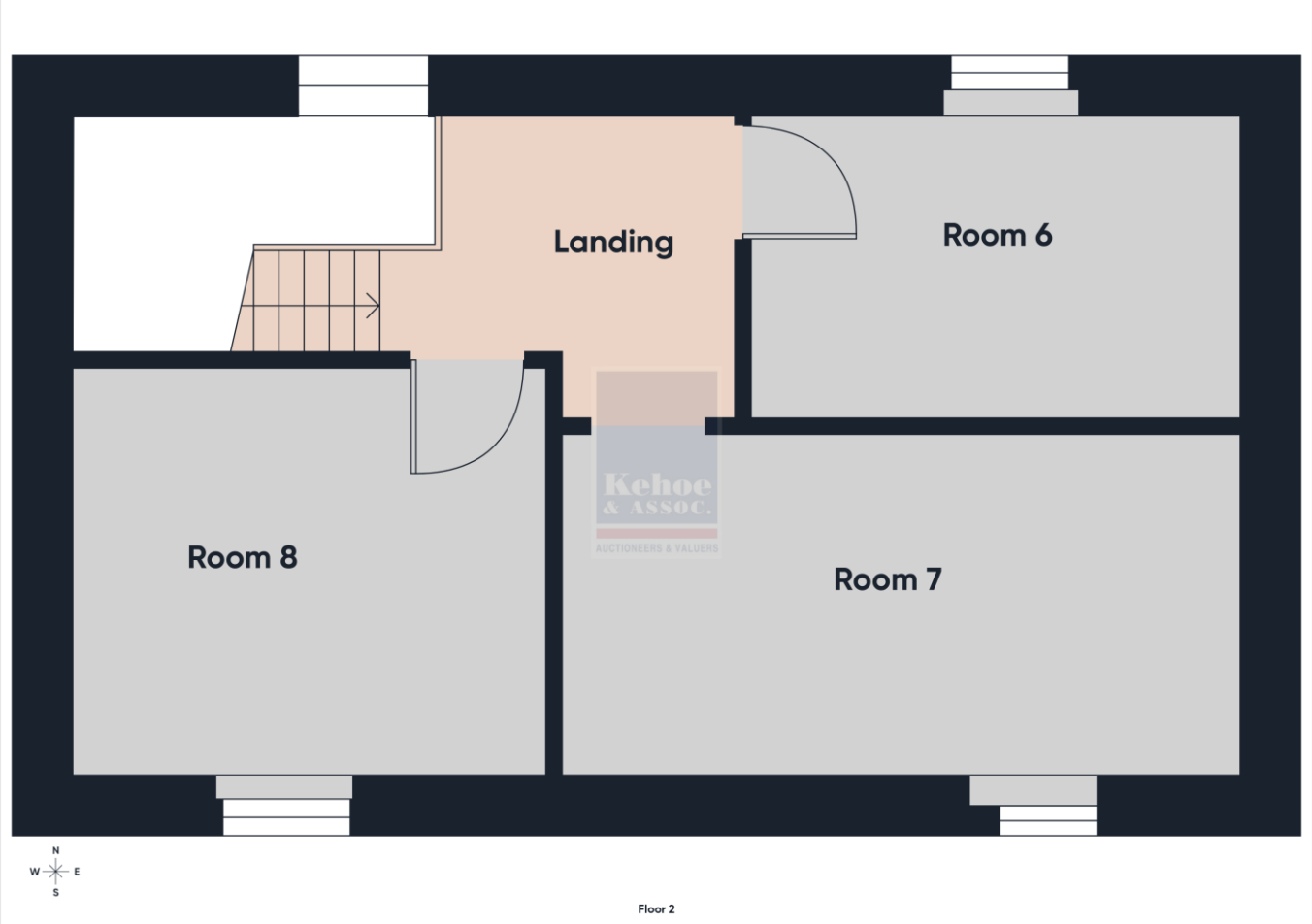
- Mains water
- Mains drainage
- Mains electricity
- Telephone and broadband available

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

DIRECTIONS: **Eircode Y21 R523**

Rear Hallway
Room 3
Inner Hallway
Hallway
Room 1
Room 2
Entry
N
W
E
S
Floor 0

WC
WC
Inner Landing
Landing
Room 4
Room 5
N
W
E
S
Floor 1



Building Energy Rating (BER): EXEMPT

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

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SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.
AUCTIONEERS & VALUERS

These particulars are issued for guidance purposes only and do not form part of any contract andare issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141