

For Sale by Auction

Advised Market Value: €500,000

**Sherry
FitzGerald**
O'Leary Kinsella



AUCTION DATE & TIME: Thursday 20th February at 3pm

AUCTION VENUE: Sherry FitzGerald O'Leary Kinsella, Tara View,
Esmonde Street, Gorey, County Wexford

ONLINE: Register to bid online on LSL Auctions: www.lslauctions.com

42 Main Street,
Gorey,
Co Wexford



sherryfitz.ie



High profile mixed use commercial and residential property situated in the centre of Gorey Town. This substantial three-storey property is in excellent condition from top to bottom having been completely refurbished/rebuilt in 1993. The ground floor commercial space is comprised of a beautifully presented open plan versatile commercial space together with a useful linked storage cabin to the rear. The upper two floors of the building are comprised of a spacious four-bedroom duplex residential unit, also in excellent condition.

No. 42 Main Street has been home to Halfords Hair Studio for over 100 years and is possibly one of Gorey's best known properties. The rare opportunity now presents, to acquire a prime mixed used property in excellent condition for owner occupier or investor alike.

The retail unit covers 107.2 sq m of the ground floor along with an entrance hall to the residence above. A stairs brings you into a bright open landing with a kitchen/dining to the left, and the sitting room to the right, two bedroom, including the master bedroom with ensuite to the rear of the building and access to the rear garden from a balcony. The second floor comprises of a further two bedrooms and a family bathroom.

The ground floor commercial unit is leased under a new ten year lease (tenant not affected) - BUSINESS AS USUAL



Accommodation

GROUND FLOOR

Retail Area 1 5.40m x 3.98m (17'9" x 13'1"): at widest point, tiled flooring and recessed lighting.

Retail Area 2 6.33m x 3.37m (20'9" x 11'1"): at widest point, tiled flooring and recessed lighting.

Guest WC 1.29m x 2.37 (4'3" x 2.37): tiled flooring, WC and wash hand basin.

Retail Area 3 5.50m x 3.37m (18'1" x 11'1"): at widest point, tiled flooring and recessed lighting.

(In connected portocabin:)

Canteen 4.42m x 2.95m (14'6" x 9'8"): at widest point, linoleum flooring.

Store 2.98m x 1.65m (9'9" x 5'5"):

WC 1.53m x 1.25m (5' x 4'1"): linoleum flooring.

Entrance hallway 5.97m x 1.80m (19'7" x 5'11"): tiled flooring.

Utility Room 1.86m x 1.98m (6'1" x 6'6"): tiled flooring.

FIRST FLOOR

Landing 5.40m x 1.79 (17'9" x 1.79): at widest point, laminate wood flooring.

Sitting Room 5.34m x 3.96m (17'6" x 13'): at widest point, laminate wood flooring.

Kitchen/Dining 5.38m x 2.91m (17'8" x 9'7"): at widest point, laminate wood flooring, tiled backsplash, fitted kitchen units, electric oven and hob.

Bathroom 2.23m x 2.38m (7'4" x 7'10"): at widest point, laminate wood flooring, tiled bath, bath, WC and wash hand basin.

Bedroom 3 3.98m x 2.38m (13'1" x 7'10"): at widest point, laminate wood flooring and built-in wardrobes.

Master bedroom 6.08m x 3.48m (19'11" x 11'5"): at widest point, carpet flooring.

Ensuite 1.78m x 2.39m (5'10" x 7'10"): solid wood flooring, tiled walls, shower, WC and wash hand basin.

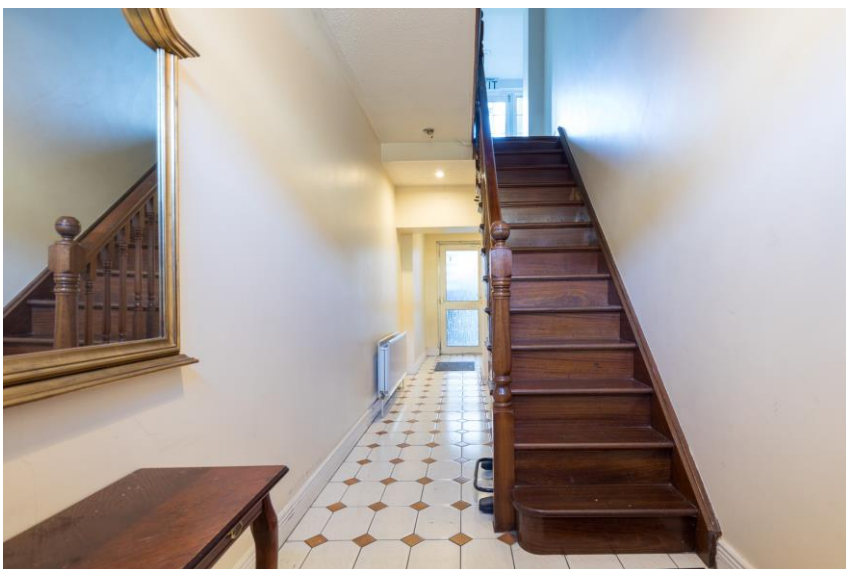
Second Floor:

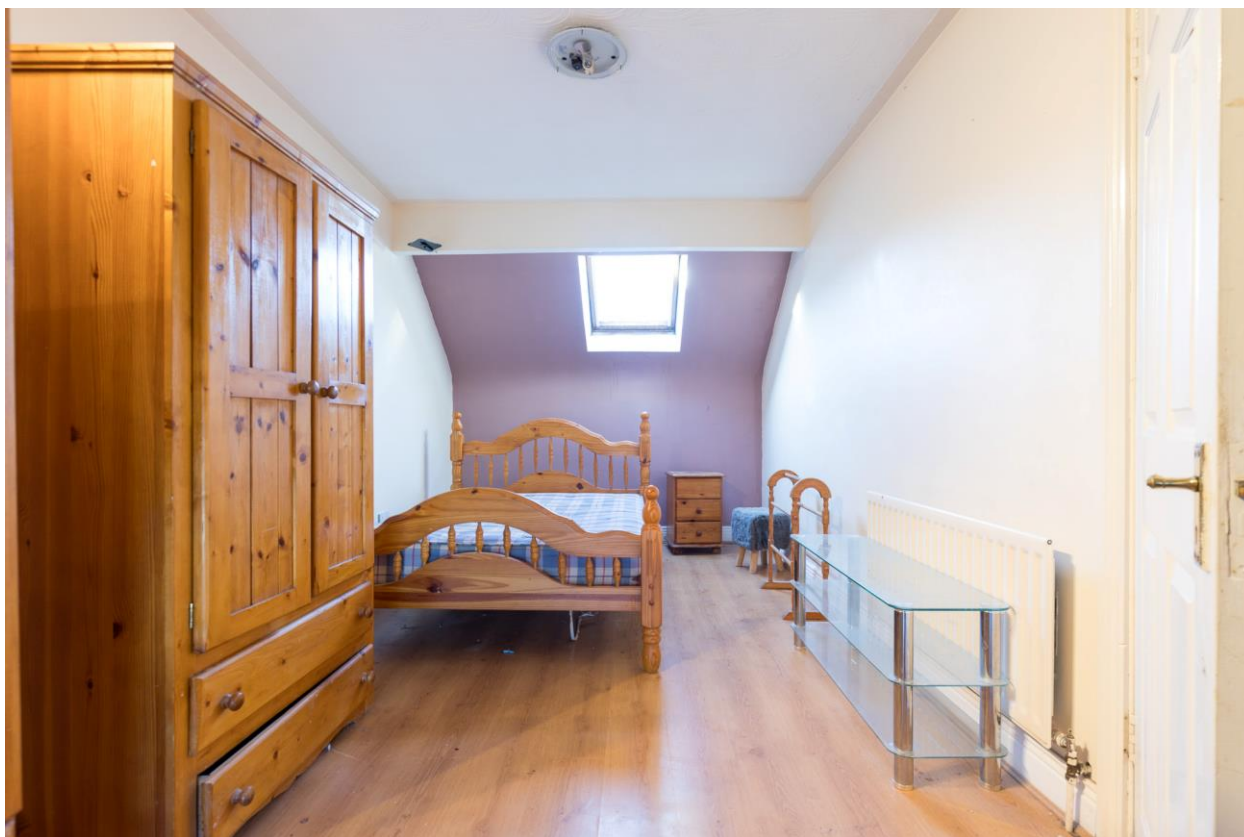
Landing 5.94m x 3.11m (19'6" x 10'2"): at widest point, laminate wood flooring.

Bedroom 1 5.93m x 2.63m (19'5" x 8'8"): laminate wood flooring and Velux window.

Bedroom 2 5.94m x 3.02m (19'6" x 9'11"): at widest point, laminate wood flooring and Velux window.

Shower Room 1.97m x 1.75m (6'6" x 5'9"): linoleum flooring, tile walls. shower. WC and wash hand basin.





Special Features & Services

- Excellent mixed use commercial/residential property.
- High profile town centre position of high footfall.
- Nice open plan commercial unit with additional storage unit to the rear allowing the entire ground floor unit to be used for retail/commercial.
- Walk in condition.
- OFCH.
- Slate roof over almost the entire property.
- Gravel rear yard with rear access from Michael's Street.
- Double glazed PVC windows.
- Rainwater harvesting system.

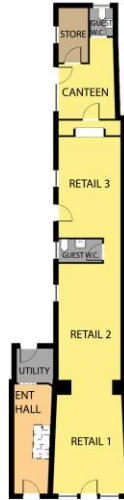




Directions
Y25 X6W3



GROUND 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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FIRST FLOOR



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SECOND FLOOR



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OFFICE OPENING HOURS

Our office opening hours are:
 9am – 1pm & 2pm – 5.30pm
 Monday to Friday.
 Viewings conducted 6 days
 (including Saturdays).

LEGAL

Lombard Cullen & Fitzpatrick
 McDermott Street, Gorey
 Co. Wexford
 T: 0539421324

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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