

FOR SALE - ONLINE AUCTION

Thursday 18th November, 2021 at 12 Noon

Disclosed Reserve: €385,000

File No. c758.CM



‘Harbour View Hotel’, Rosslare Harbour, Co. Wexford

To register log on to [kehoeproperty.com](https://www.kehoeproperty.com)

- Former ‘Harbour View Hotel’ incorporating the Mail Boat Bar & Bistro, The Galleon Bar & ‘Seasons Chinese Restaurant
- Comprising a 24 bed hotel, together with a 4 bedroom house.
- Hotel extending to approximately 1,759 sq.m. / 18,933 sq.ft.
- Bungalow extending to approximately 161 sq.m. / 1,733 sq.ft.
- Landmark site overlooking Europort Rosslare & extending to approximately 0.4 hectares / 1 acre.
- Pivotal position with enormous potential.
- To arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. at 053 9144393.

LOCATION: The subject property is perfectly positioned, directly overlooking Rosslare Europort. It has extensive frontage onto the N25, the main access road to The Port. This property is within walking distance of all amenities in Rosslare Harbour, Rosslare Europort & The Terminal Buildings. Rosslare Europort is the ‘gateway to Europe from Ireland’. It is Ireland’s best geographically positioned port to the UK and Mainland Europe. There are in excess of 40 Ro-Ro departures per week. It is now Ireland’s number one port for direct Ro-Ro sailings to Europe. There has been a major increase in freight activity at The Port due to the need for businesses to avoid the landbridge and associated post-Brexit delays and costs.

This property is strategically positioned to take the full benefit of these recent changes. There are multiple daily sailings to the Continent including Stena Line, Brittany Ferries, DFDS, Irish Ferries, Neptune Lines, etc. These enhanced direct services to Europe provide substantial commercial opportunity.



GENERAL DESCRIPTION: The former 'Harbour View Hotel' extends to c. 1,759 sq.m. / 18,933 sq.ft. It comprises a former 3-Star 24-bedroom hotel. There is the 'Mail Boat Bar & Bistro', The Galleon Bar and Seasons Chinese Restaurant. This is a landmark site overlooking Europort Rosslare & extending to approximately 0.4 hectares / 1 acre. The accommodation is extensive and laid out over two floors. This property requires some modernisation and a small portion of the bedroom areas have suffered fire damage. The accommodation is extensive and laid out over two floors.

ACCOMMODATION

Main Hotel Entrance

Entrance Hallway

Residents Lounge

Reception

Office

Bar Area

Lounge

Serving Kitchen

Ladies & Gents W.C.'s

Retail Area

Extensive Kitchens

Laundry Room

Various Stores

24 Bedroom Hotel – all en-suite

APPROXIMATE HOTEL FLOOR AREA: c. 1,759 sq.m. / 18,933 sq.ft.





DETACHED BUNGALOW



ACCOMMODATION

Entrance Hallway
Kitchen/Diner
Sitting Room
4 Bedrooms (2 en-suite)
Family Bathroom

This house extends to approximately 161 sq.m. / 1,733 sq.ft.

Features

- Immense opportunity
- Former 3-Star Hotel
- 24 Bedrooms (all en-suite)
- Bar/Lounge/Function Area
- Highly visible position

Outside

- Adjacent to Rosslare Europort
- C. 0.4 hectares / 1 acre
- Level site with parking
- Large tarmacadam area
- Extensive road frontage

Services

- Mains Services

LEGAL: Hayes Solicitors LLP, Lavery House, Earlsfort Terrace, Dublin 2
Contact: Aine Coghill – email: acoghill@hayes-solicitors.ie

Building Energy Rating (BER)

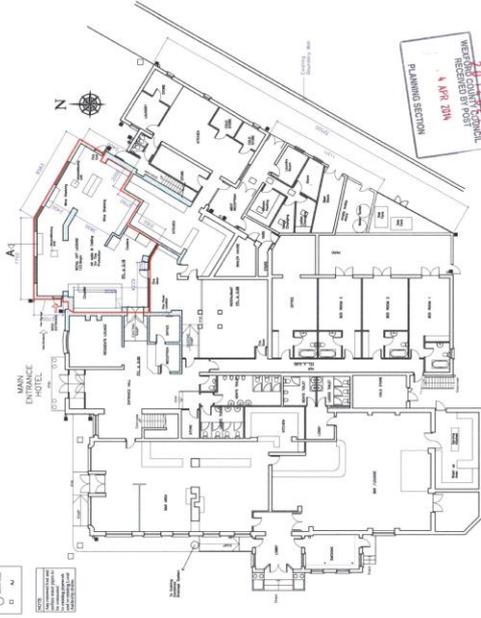
	BER	BER NO.	PERFORMANCE INDICATOR
Hotel	C3	800523433	704.41 kWh/m ² /yr
Bungalow	F	109200261	420.51 kWh/m ² /yr



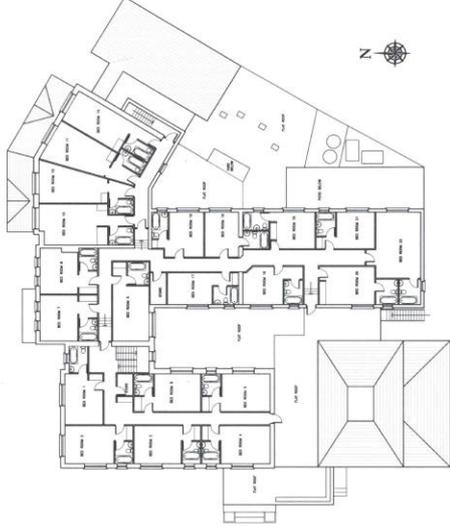


Based on drawings by
Scanlon & Associates
 47 Talbot Green, Wexford, Co. Wexford. ph: 087 246 5847

Symbol	Description
—	Existing Wall
- - -	Proposed Wall
○	Proposed Window
□	Proposed Door



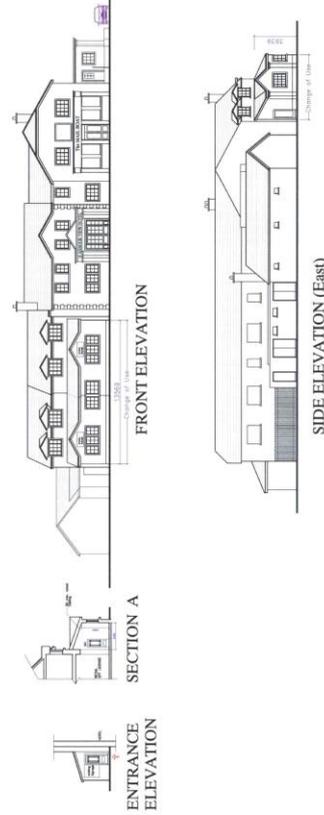
GROUND FLOOR PLAN



FIRST FLOOR PLAN

20140224

EXISTING



ENTRANCE ELEVATION

SECTION A

FRONT ELEVATION

SIDE ELEVATION (East)

SIDE ELEVATION (West)

REAR ELEVATION (South)

WEXFORD COUNTY COUNCIL
 RECEIVED BY POST
 14 FEB 2014
 PLANNING SECTION

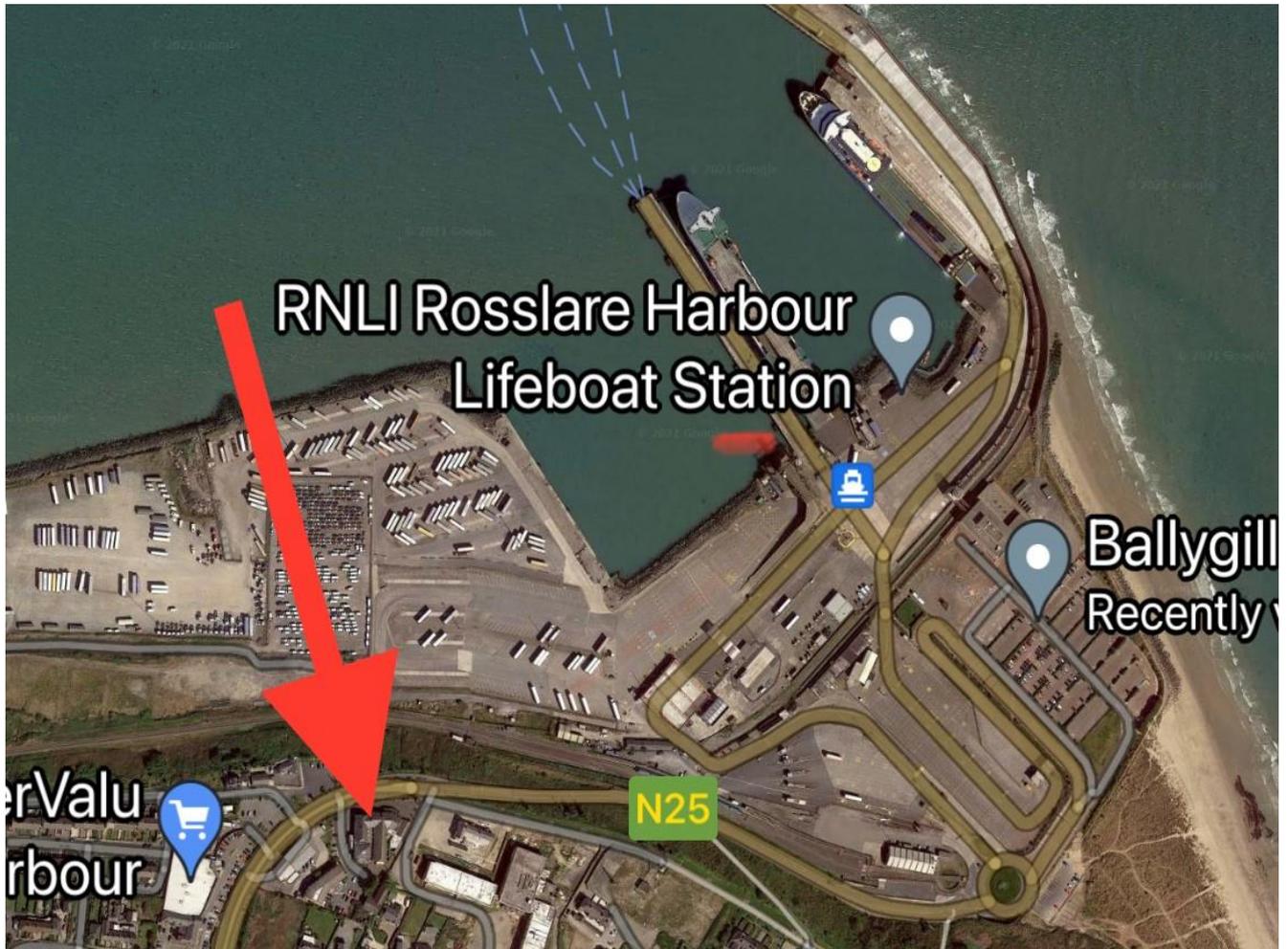
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Notes: This drawing is to be read with the relevant structural, mechanical, electrical and other specialist drawings etc. All dimensions to be checked on site, architects to be informed on any discrepancies before work proceeds. This drawing is for planning permission purposes only (C) is reserved by winkens architecture.

WINKENS
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Drawing: Existing Floor Plan & Elevations
 Client: Orian Holdings, Harbour View Hotel, Rosslare Harbour, Co. Wexford
 Project: Change of use from Off licence to Amusement, Harbour View Hotel, Rosslare Harbour, Co. Wexford
 Date: 03.03.2014
 Scale: 1:200 (A1)
 Drawn: arno winkens
 Dwg. No.: 1404/CAM/EX1

LOCATION MAP



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

Kehoe & Assoc.,
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Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com



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