For Sale

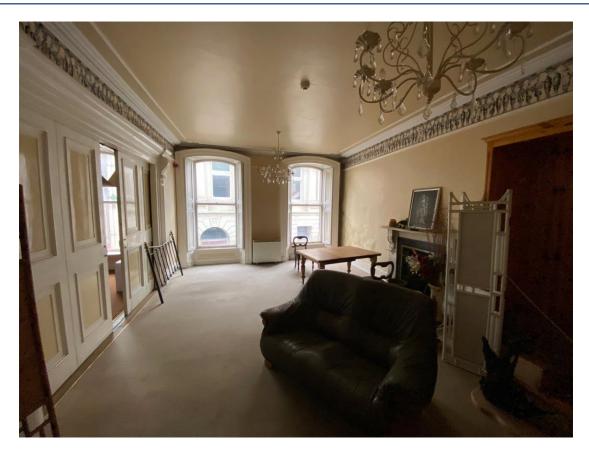
Asking Price: €279,000





9 Castle St, Enniscorthy, Co. Wexford, Y21 N2W8

sherryfitz.ie



Large commercial unit with residential apartment above extending to 279 sq. mts (3003 sq ft) approx.

The unit stretches out over four floors providing an ideal investment opportunity while Enniscorthy main town square is just approx. 100 metres away.

On the ground floor is a large retail unit with store room while there is separate access to the apartment above which has beautiful old shuttering around the windows and large rooms. The building itself is in need of extensive refurbishment but anyone with a keen eye will see the massive potential this building has to offer.





Accommodation Retail Shop

Retail Area 7.99m x 6.09m (26'3" x 20'): Inner Hall 2.96m x 1.21m (9'9" x 4'): Rear Store Room 5.20m x 4.52m (17'1" x 14'10"): Canteen 2.82m x 2.14m (9'3" x 7'): W.C. 1.10m x 2.09m (3'7" x 6'10"): Apartment Hallway 1.50m x 10.62m (4'11" x 34'10"): Rear Hall 4.11m x 1.08m (13'6" x 3'7"): W.C. 4.08m x 1.09m (13'5" x 3'7"): First Floor Landing 1.31m x 3.01m (4'4" x 9'11"): Living Room 7.45m x 4.74m (24'5" x 15'7"): Store 5.30m x 2.99m (17'5" x 9'10"): Kitchen 2.98m x 3.29m (9'9" x 10'10"): W.C. 3.14m x 1.19m (10'4" x 3'11"): Second Floor Landing 1.76m x 4.49m (5'9" x 14'9"):

Kitchen 2.80m x 2.84m (9'2" x 9'4"):

Bedroom 1 4.90m x 3.18m (16'1" x 10'5"):

Bedroom 2 3.95m x 2.21m (13' x 7'3"):

Bedroom 3 5.07m x 2.16m (16'8" x 7'1"):

Third Floor

Landing 1.34m x 2.05m (4'5" x 6'9"):

Kitchen 3.17m x 3.79m (10'5" x 12'5"):

Bedroom 4 7.03m x 3.13m (23'1" x 10'3"):

Bedroom 5 4.53m x 2.05m (14'10" x 6'9"):

Bedroom 6 4.53m x 2.28m (14'10" x 7'6"):

W.C. 1.84m x 2.28m (6' x 7'6"):







NEGOTIATOR

Declan O'Leary Sherry FitzGerald O'Leary Kinsella 11 Slaney Street, Enniscorthy, Co Wexford T: 053 92 37322 E: sfol@wexproperty.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <u>http://www.sherryfitz.ie/terms</u>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 001510