

# For Sale

Asking Price: €200,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



4 Church Street, Enniscorthy,  
Co Wexford



[sherryfitz.ie](http://sherryfitz.ie)



Recently renovated three story premises extending to approx. 233 sq mts with retail unit on the ground floor just off Enniscorthy's Main Shopping thoroughfare, Rafter St.

The retail unit on the ground floor has been completely renovated with new flooring, new wiring, new plumbing etc and has the advantage of having a double fronted display window with central door.

There is a separate access to the first and second floor which has been cleared out and is ready for renovation into possible three or four apartments (plans drawn up and available upon request).

There is also a small yard to the rear

Adjoining occupiers include solicitor, lock smith, restaurant and deli..

Suit a variety of occupiers



## Accommodation

**Retail Area** 5.07 (16'8")m x 5.91 (19'5")m + 6.23 (20'5")m x 3.37 (11'1")m:

**Store** 2.50m x 2.42m (8'2" x 7'11"):

**Back Hall** 1.52 (5')m x 1.43 (4'8")m + 1.93 (6'4")m x 1.01 (3'4")m:

**Canteen** 2.52m x 2.13m (8'3" x 7'):

**W.C.** 1.55m x 1.22m (5'1" x 4'):

### First Floor

**Landing** 2.76m x 3.81m (9'1" x 12'6"):

**Room 1** 5.12m x 3.93m (16'10" x 12'11"):

**Room 2** 2.09m x 3.77m (6'10" x 12'4"):

**Rear Hall** 1.33m x 1.72m (4'4" x 5'8"):

**Room 3** 6.38m x 3.59m (20'11" x 11'9"):

**Room 4** 5.03m x 2.50m (16'6" x 8'2"):

### Second Floor

**Room 5** 3.92m x 5.11m (12'10" x 16'9"):

**Room 6** 6.57m x 6.25m (21'7" x 20'6"):

**BER** BER G, BER No. 800042863

## Directions





**NEGOTIATOR**  
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