

FOR SALE

AMV: €650,000

File No. C211.BK

BER C2



‘The Lobster Pot’ (Plus Bungalow), Carne, Co. Wexford

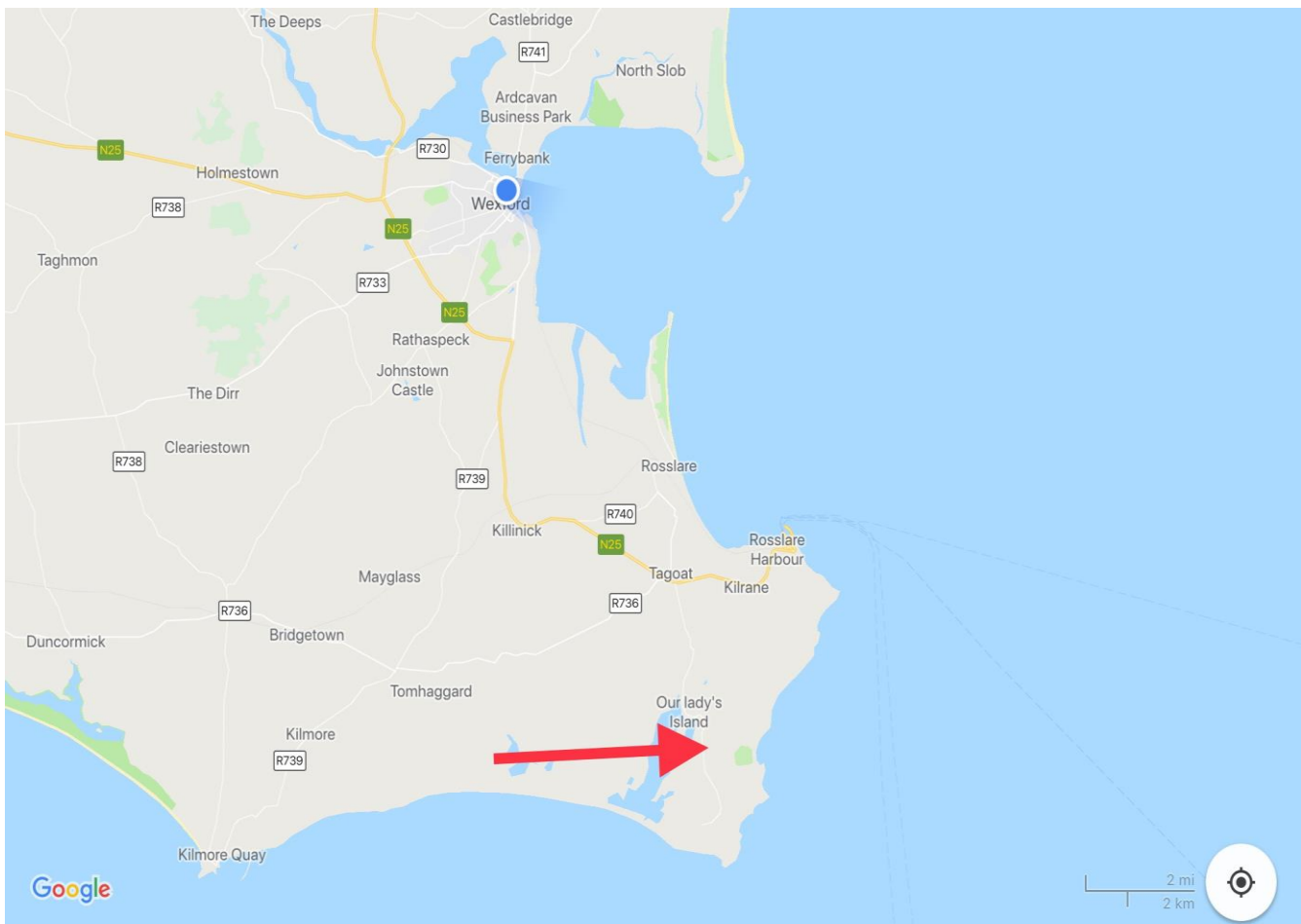
- One of Ireland’s best known licensed premises.
- This sale offers a fantastic opportunity to acquire this multi-award winning business.
- Fully fitted bar, restaurants, café, kitchens and various storage areas.
- Restaurant areas seat approximately 60 people.
- Extensive works completed since 2021.
- Including fully furnished 4-bedroom detached bungalow.
- Large car park adjacent.
- Thriving business with substantial and consistent turnover.

**Kehoe
& ASSOC.**

Location

Situated adjacent to the coastline in South County Wexford, Carne is a most scenic location. There is a wonderful 'Blue Flag' beach and a host of maritime amenities on offer. This area of Wexford has a large influx of holiday makers, particularly during the summer months. This is a popular location, close to Our Lady's Island on the south-eastern coastline of County Wexford. It is only 8km from Rosslare Euro Port with daily international connection to the UK and France.

'The Lobster Pot' services a wide hinterland with many loyal customers. It is approximately 20km south of Wexford Town, 22km from Kilmore Quay and about 2 hours driving distance south of Dublin.



General Description

‘The Lobster Pot’ is one of Ireland’s best known licensed premises. This sale offers a unique opportunity to acquire a thriving business, with consistent and substantial turnover figures.

The property comprises the main building incorporating bar, restaurants, café, kitchen and ancillary with various storage areas.

There is also a 4-bedroom detached bungalow residence included in the sale and a substantial car parking facility adjacent.

‘The Lobster Pot’ is a multi-award winning business and has an excellent reputation. It is fully fitted and ready for immediate trading. The accommodation is extensive and comprised as follows:





ACCOMMODATION

The Front Bar
The Parlour
The Café
The Rafters
Ladies & Gents W.C.'s
Extensive Catering Kitchens
Pot Wash Area
Walk-in Freezer
Pizza Prep & Service Area

Walk-in Prep Fridge
Raw Meat Fridge
Raw Fish Fridge
Vegetable Coldroom
Veg/Prep Area
Laundry Room
Dry Goods Store
Cloaks Room
Pass & Service Fridges



DETACHED BUNGALOW RESIDENCE ADJACENT – INCLUDED IN SALE



Restaurant Works Completed Since 2021

- Full resurfacing of the car park.
- New beer line system installed.
- New beer storage cold room installed.
- New water filtration system installed.
- New central heating system installed.
- Modern economical water heater installed.
- All gas safety systems upgraded.
- 3-Phase electricity replaced.
- Property has been upgraded to meet all Fire Safety Regulations including new emergency lighting system.
- 6foot rear boundary wall built.
- New prep, service and pizza oven installed.
- New pass and service fridges.
- New pizza prep and service area.
- New outdoor furniture and umbrellas.
- New signage.
- External paint works completed.
- Sewerage system repaired and upgraded.
- New Café fitted.

Bungalow Works Completed Since 2021

- Roof repaired.
- Fully furnished 4-bedroom staff accommodation / private residence.
- New flooring and new carpets.

CARNSORE POINT



Outside

- Enclosed yard.
- New keg store.
- Beer/bottle store/wine cellar.
- Canteen.
- Various stores.
- Ladies & Gents W.C.
- Office/store.

Features

- Thriving business.
- Turn-key condition.
- Fully fitted.
- Coastal location.
- Extensive accommodation.
- Detached bungalow included.

Services

- Private well and mains water connection.
- Treatment Plant.
- Fully alarmed.
- OFCH.
- 1,000L gas bulk tank.
- 3-phase electricity.

Tenure: Freehold

YouTube Video Link: https://www.youtube.com/watch?v=SLHs_vHZCGM&t=0s

Local Authority Rates: Valuation Office Reference Number 2009358. Net annual Valuation (NAV) of this property is €29,700. The annual rate of valuation (ARV) determined by Wexford County Council in 2023 is 0.253. Therefore, the current annual rate on this premises is €7,514.10.

BER:
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BER No. 800653297

Energy Performance Indicator: 825.5 kWh/m²/yr

Directions: From Wexford Town take the N25 towards Rosslare Harbour. Proceed to Tagoat village and take the first right after you pass Cushens Pub. Continue straight on this road for 5.7km, passing through Our Lady's Island, and 'The Lobster Pot' will be on your right-hand side. **Eircode: Y35CH79**

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

Selling Agent: Bobby Kehoe

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