

Ref: P4185

NO 36 MAIN STREET, GOREY, CO. WEXFORD Y25 FC98



QUINN PROPERTY
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PRIME COMMERCIAL / INVESTMENT PROPERTY (TENANTS UNAFFECTED)

For Sale By Private Treaty



LOCATION:

No. 36 enjoys a prime location on Gorey's Main Street along one of its busiest retail section, close to the Dublin Bus Route, Bank of Ireland, opposite McCabes Pharmacy and beside J.J. Whitmore Jewellers. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, shops, pubs, award winning hotels with a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf Club, Seafield Golf & Country Club, Ballymoney Golf Club, swimming and leisure centres.

Gorey and the surrounding area has seen an increase in population with the town itself having more than doubled in population (from 3,939 to 9,822 inhabitants) in the 20 years between the 1996 and 2016 census. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.

DESCRIPTION:

The property enjoys a pivotal corner site with 5mts of frontage onto the Main Street and 12mts of frontage onto Thomas Street. It extends to c. 170m² over three floors with 58m² of prime retail on the ground floor. Boyles Sports have been tenants since 2007 and it is currently subject to a 7 year lease from 2017. The current rent is €25,000 per annum which was reviewed in 2018.

Accommodation comprises of:

Ground Floor:	11.06m x 5.245m	Boyles Sports Unit, toilet
Sitting Room:	4.64m x 4.89m	Carpet, open fire, coving, rose ceiling light, fitted units
Reception:	3.30m x 6.15m & 1.80m x 6.15m	Incorporating stairwell and under stairs storage





Landing: 4.21m x 1.64m

Bedroom 1: 4.01m x 4.61m

Bedroom 2: 3.31m x 3.07m

Bedroom 3: 3.85m x 3.24m

Carpet

Carpet, fitted wardrobes, views onto Main Street

Carpet, attic access, views onto Thomas Street

Carpet, fitted wardrobes, w.h.b., views onto Thomas Street

Tiled bath surround, w.h.b., w.c., carpet



Bathroom: 1.89m x 2.69m

SERVICES AND FEATURES:

Electric Heating

All Mains Services

Property Extends To: 170m²



BER DETAILS:

BER: C3

BER No. 800758161

Energy Performance Indicator: 364.58 kWh/m²/yr



Prime Investment Opportunity In An Excellent Location. Viewing By Appointment Only

A.M.V. €300,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

