



For Sale By Private Treaty

**Furlong's Bar, Main Street, Campile, Co. Wexford**



# For Sale By Private Treaty

## Furlong's Bar, Main Street, Campile, Co. Wexford

Furlong's Bar presents an outstanding opportunity to acquire a landmark licensed premises in central village location with enormous potential to expand and develop. Having undergone significant and tasteful refurbishment in recent years the bar and lounge are well appointed with quality fixtures and fittings, ladies & gents toilet facilities, smoking area and extensive beer garden. There is also a fully equipped catering kitchen and related storerooms. Overhead there is extensive and flexible living accommodation of 1,200sq ft.

In addition to the main building there is a separate annex of 800sq ft together with range of traditional outbuilding and rear access. Planning permission exists for 3 houses (ref 20090041; expires 23.04.19) and Planning Permission for a retail unit (ref 20101023; expires 22.12.18). The sale of this premises offers a rare opportunity to grow and develop a business in a valuable trading position. Viewing is highly recommended.



### Ground floor (Total area c.1,200sq ft)

Bar L-shaped with terrazzo tiles and timber floor 8.8m x 6.8m (29' x 22'4")

Lounge which opens onto Beer Garden 6.4m x 5.1m (21' x 16'8")

Ladies & Gents toilets

Catering kitchen

Safe room

Store room 4.2m x 3.9m (14' x 13')

### 1<sup>st</sup> Floor (Total area c.1,200sq ft)

Multi-function room 11.2m x 4.7m (37' x 15'5")

Meeting room 6m x 4.4m (20' x 14'5")

Bedroom 1. 4.7m x 4.4m (15'6" x 14'7")

Storeroom 3.2m x 2.8m (10'5" x 9'4")

Box room

Shower room

### Annex (Total area c.800sq ft)

Open plan ground floor 6m x 4.3m (20' x 14'4")

#### 1<sup>st</sup> floor

Room 1. 4.3m x 3.2m (14'3" x 10'5")

Room 2. 3.2m x 3.2m (10'6" x 10'6")

Room 3. 4.3m x 3.3m (14'3" x 11')

Bathroom



## Planning Permission

Planning permission exists for the erection of a terrace of 3 houses planning ref 20090041, expires 23<sup>rd</sup> April 2019. The terrace comprises of 3 bed homes of c.1,000 sq ft each.

Planning permission also exists for the development of a self-contained retail unit, planning ref 20101023, expires 22<sup>nd</sup> December 2018.

## Outside:

Range of useful outbuildings, grounds extending to 0.766 acre (0.31ha) have benefit from rear access. Folio WX57971F

**Services:** Mains Electricity, Own Water & Sewerage, Oil Fired Central Heating Systems

## Distances

Wexford Town 39km    New Ross 15km    Hook Head 20km

**Eircode:** Y34D627

**Viewing:** Strictly by prior appointment



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