

High profile commercial and residential mixed use opportunity



Eurospar, Market Square, BUNCLODY, CO. WEXFORD

**MIXED USE INVESTMENT
OPPORTUNITY**

DOUGLAS NEWMAN COO
DNG



DESCRIPTION

This investment opportunity comprises the Eurospar Bunclody, being a mixed use residential and retail investment located on Market Square, Bunclody Co. Wexford. Market Square is a central and strategic apex, which enjoys high levels of passing footfall. Access for deliveries etc. is located to the rear with on street parking to the front for customers, along Market Square itself. The location guarantees a very high-profile form of retail trading, both now and into the future. The current combined passing rent equates to c. €148,200 PA.

The opportunity was fully redeveloped from the ground up within recent times, and is presented in excellent condition throughout, with no further investment required. The ground floor unit is currently in use as retail space and is trading as a Eurospar supermarket comprising of commercial retail on the ground and first floor currently as stores and back office. There are four apartments (3 x 2 Bed apartments and 1 x 1 Bed apartment – all leased to ABP Slaney International, on the first floor and all are fully occupied and enjoying market rents.

LOCATION

The opportunity is located within the main thoroughfare of the busy town of Bunclody, Co. Wexford. This is a strategically located 'mixed use' opportunity located on the main N80 (Wexford / Carlow road) in the town centre of Bunclody, which is very accessible from Dublin, Wicklow, Carlow and Wexford Town.

TRANSPORT LINKS

Bunclody is located approximately 100 km south, connected from the M50/M11, Dublin. The town is approximately 25 km from the M9 motorway and 20 km from the M11 motorway. Bunclody is served by Local Link bus routes 368 (Bunclody to Enniscorthy) and 369 (New Ross to Tullow via Bunclody). Wexford Bus also provides a scheduled service from Wexford to Carlow via Bunclody. Gorey and Carlow towns are little more than 30 km away.

TENANCY SCHEDULE

Floor	Use	SQM	Tenant	Total Rent Per Annum
Ground				
Unit 1	Retail	c. 1076	Triode Newhill LHP Limited C/O BWG Foods UG	€105,000 Plus VAT
Apartment 1	Residential	c. 90	ABP Slaney International	€11,400.00
Apartment 2	Residential	c. 74	ABP Slaney International	€11,400.00
Apartment 3	Residential	c. 81	ABP Slaney International	€11,400.00
Apartment 4	Residential	c. 66	ABP Slaney International	€9,000.00
TOTAL		c. 1387		€ 148,200.00

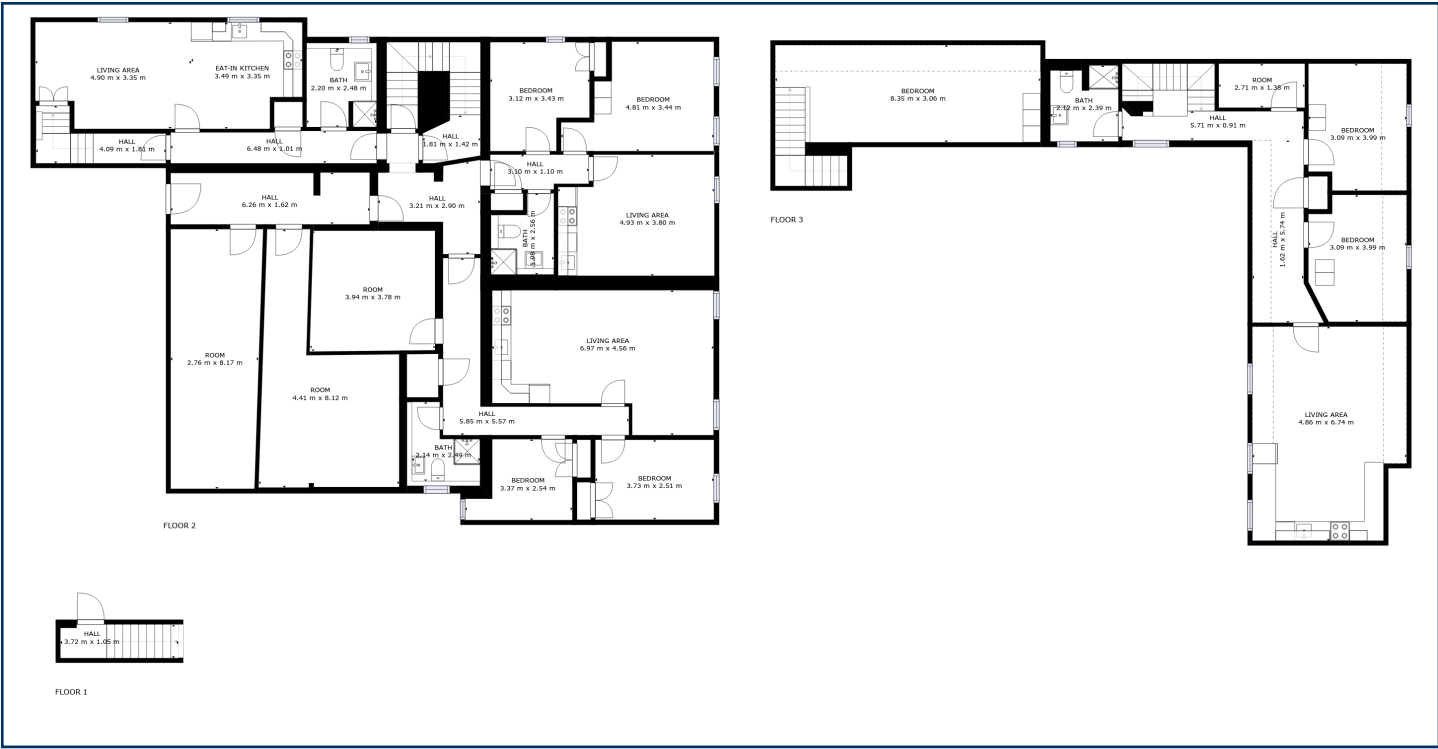
COVENANT

A. Retail Unit – Written lease to Triode Newhill LHP Limited C/O BWG Foods UG dated 14th March 2019 for a term of 20 years with a current passing rent of €105,000 PA.

B. 4 no. residential apartments held under Part 4 tenancies, held by a single entity (Slaney International), under the Residential Tenancies Act 2004 with a combined rent of €43,200 PA.

Please note - A portion of the overall property is held under a long term lease with a passing rent of €15,000.00 PA. For further information, please contact the estate agent.

RESIDENTIAL FLOORPLANS





TITLE

We are advised that the entire property is held both freehold and leasehold interest.

VAT

Further information is available on request.

BER RATING:

BER C1 E2 BER No From Agent

VIEWINGS & INSPECTIONS

Strictly by appointment from the sales agent.

GUIDE PRICE

Asking Price €1,300,000

JOINT SELLING AGENTS

Gareth Noone

DNG Group Ltd

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Eddie Moran

DNG Group Ltd

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PSRA No: 004017/ PSRA No: 001161

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O'CONNOR & O'CONNOR

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