



Eurospar, Market Square, Bunclody, Co. Wexford

High Profile Mixed Use Investment

Guide Price: €1,295,000

Tenants Not Affected

DOUGLAS NEWMAN GOOD
DNG

Summary

- 100% Occupancy
- Passing Rent: €152,700 per annum
- Net Rent: €137,700 per annum
- Mixed Use
- Long Term Commercial Lease
- Excellent Covenant

Description

Eurospar Bunclody presents investors with opportunity to secure a prime mixed use investment. The property is centrally located on Market Square in Bunclody and benefits from a commanding profile leading to strong footfall.

The property was fully redeveloped in recent years and arrives to market in excellent condition. 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. Access for deliveries is located to the rear with on street parking to the front for customers, along Market Square itself.

There are four apartments (3 x 2 Bed apartments and 1 x 1 Bed apartment 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

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 Details

- 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 per annum.
- B. 4 no. residential apartments held under Part 4 tenancies, under the Residential Tenancies Act 2004 with a combined rent of €47,700 per annum.
- C. *Please note - A portion of the overall property is held under a long term lease with a passing rent of €15,000.00 P.A. This is the responsibility of the landlord.*

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

BER: C1 – E2

VAT: Further information is available on request.

Viewings: Strictly by appointment from the sales agent.

FURTHER INFORMATION/VIEWING

By appointment with the joint selling agents. For further information please contact:

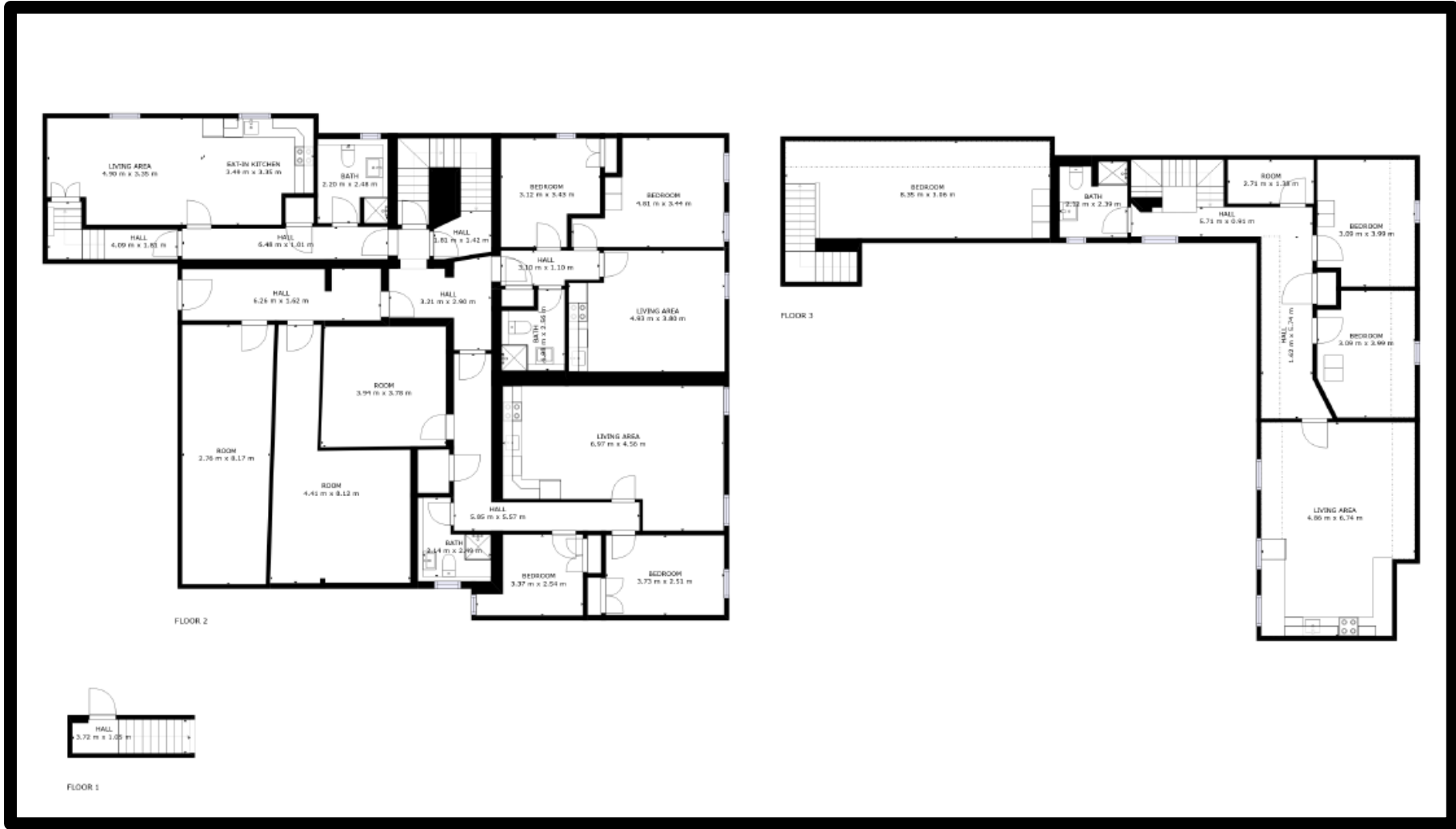
JOINT SELLING AGENTS DNG

Ros Tierney

DNG Group Ltd, 30 Leeson Park, Ranelagh, Dublin 6 D06 HW12

Barty O'Connor

DNG O'Connor & O'Connor, Main Street, Bunclody, Co. Wexford, Y21 FH04



PSL No.

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