



Ref: 8781

NO.87 MAIN STREET, GOREY, CO. WEXFORD Y25 V6E4

BER B3

QUINN PROPERTY

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# Prime Commercial Premises (With Vacant Possession) In A Highly-Sought After Location For Sale By Online Auction On Tuesday 31st March 2026 At 12 Noon



## LOCATION & DESCRIPTION:

**QUINN PROPERTY** are delighted to present this high profile ,three storey commercial premises to the market. Successfully trading as 'House to Home,' for over twenty-five years, No. 87 enjoys a prime location on Gorey`s Main Street along one of it`s busiest retail sections. Gorey's Main Street is a thriving thoroughfare benefiting from enormous footfall. All amenities are available within walking distance, such as shops, supermarkets, schools, restaurants, bars, hotels, medical centers and excellent daily commuter services by bus and train. Gorey is one of the region`s most noted towns and provides excellent business opportunities for those looking to set up and take advantage of all the benefits the town has to offer.

The property extends to c. 186 m<sup>2</sup> over three floors with the ground floor offering c. 157m<sup>2</sup> of prime retail space. This premises presents a strong investment opportunity with a flexible, easily adaptable layout suited to a variety of commercial uses. The space provides excellent frontage and a functional floor area discerning buyer to create a distinctive and successful retail presence. The property is offered with the benefit of vacant possession, providing immediate flexibility for owner-occupiers or investors alike. There is clear potential to further develop and expand the existing premises, subject to relevant planning permission being granted.

Accommodation comprises as follows:



## Ground Floor

Retail Space	6.3m x 24.8m	Tiled flooring, air conditioning, extensive shelving
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## First Floor

Room 1	3.2m x 3.9m	Wood flooring, extensive shelving
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Room 2:	2.6m x 6.3m	Wood flooring, extensive shelving
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Office:	3.0m x 3.3m	Carpet flooring, extensive shelving
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## Second Floor

Hall:	2.5m x 3.3m	Timber flooring
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Room 1:	3.3m x 3.5m	Timber flooring, extensive shelving
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Room 2:	2.9m x 4.2m	Timber flooring, extensive shelving
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Room 3:	1.8m x 2.9m	Timber flooring, extensive shelving
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**OUTSIDE:**

The property enjoys an impressive street presence benefiting from excellent visibility and strong daily footfall in this prominent, vibrant location. To the rear of the property is a substantial steel-framed shed currently used for storage, providing valuable additional space. The rear yard is fully concreted and is readily accessible via Church street, offering practical and flexible access for servicing, deliveries, and potential future use.



**SERVICES AND FEATURES:**

All Mains Services  
Property Extends To: C. 229 m<sup>2</sup>  
Rear Access  
Adman Storage Shed  
Vacant Possession  
Rates: Approx. €7,235 Per Annum



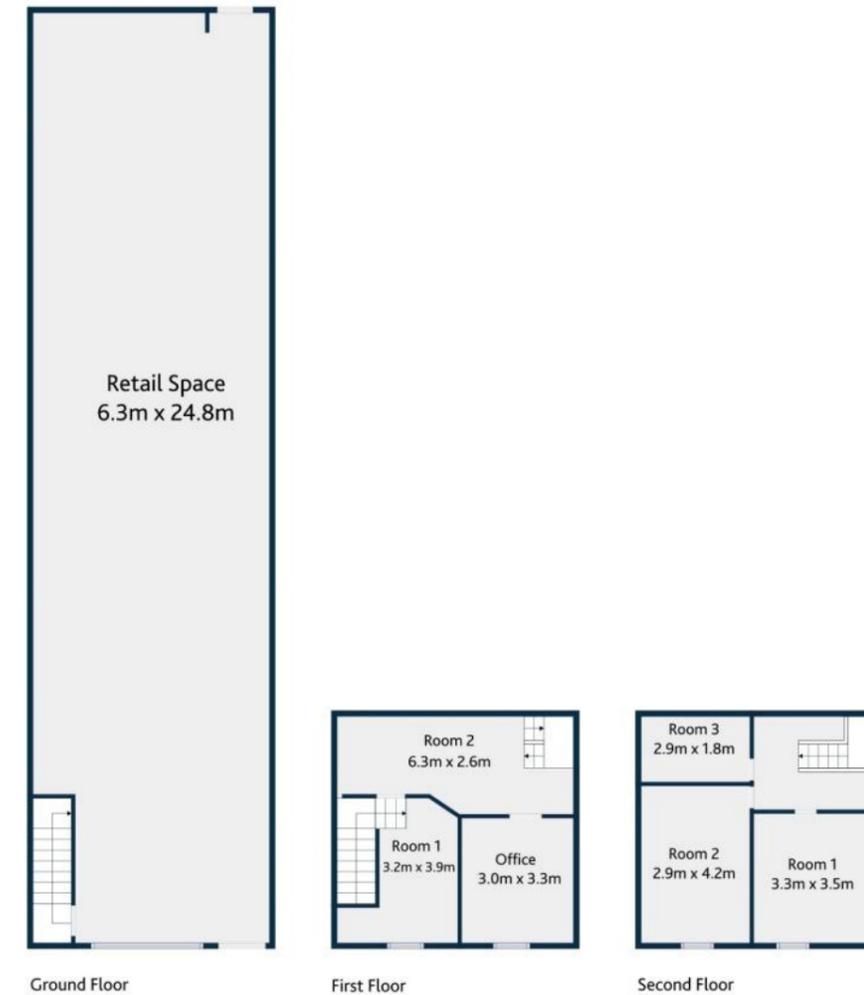
**BER DETAILS:**

BER: B3  
BER No. 801129081  
Energy Performance Indicator: 225.9 kWh/m<sup>2</sup>/yr



Prime Investment Opportunity In An Exceptional Location

A.M.V. €400,000



Total: C. 229m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Legal: Kevin O'Doherty, O'Doherty Warren Solicitors, Charlotte Row, Gorey, Co. Wexford. Tel: 053 94 21587

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