

QUINN PROPERTY www.quinnproperty.ie

Landmark Seven Day Licensed Premises With Extensive Residential Accommodation And Outbuildings For Sale / To Let





LOCATION:

Occupying a large site in the heart of Kilrush, this property represents a superb opportunity to acquire a well established business. The property benefits from a scenic country setting with pleasant views across the rolling countryside towards the Blackstairs mountains. There are a range of nearby towns (Bunclody 8km, Carnew, 11km, Enniscorthy 18km and Gorey 24km) which provide a comprehensive selection of amenities and services including secondary schools, hotels, supermarkets, cafes and restaurants. Codds' is at the epicentre of a vibrant local community and a stone's throw from the local GAA Grounds (Kilrush-Askamore), two churches and is within 3km of Ballyroebuck primary school.

DESCRIPTION:

This is a "once in a lifetime opportunity" to acquire a well-renowned public house with overhead accommodation and an array of outbuildings. Codds' is a long established (dating back to 1812) and successful business which can be certified by turnover figures.

The bar has been extensively refurbished and upgraded by its current owner in recent years which included the addition of an extensive cold room/cellar at basement level. The existing accommodation provides plenty of scope for a new owner/proprietor to grow and develop an already thriving business, while the sprawling site offers ample space for a formal beer garden.

To the rear of the main building, there is a stable block which could be converted to suit a range of uses subject to the relevant planning permissions. There is a generous car park providing off-street parking for customers and staff. The first floor provides spacious residential accommodation which briefly comprises of three bedrooms, (one ensuite), kitchen/dining room, sitting room, utility and a bathroom.



A gated concrete yard provides ample parking for residents. Towards the western boundary of the property, there is a c. 0.15 acre site with clear development potential (S.T.P.P.).

The licensed premises and living accommodation comprise as follows:

Licensed Premises:

Main Entrance: 2.8 m x 1.0 Tiled flooring
Hall: 1.8 m x 1.0 Tiled flooring

Kitchen: 4.3m x 3.3m Tiled flooring, solid fuel cooker

Parlour: 4.3m x 4.1m Tiled flooring, open fire

Snug: 4.5m x 4.2m Laminate flooring

Lounge: 9.2m x 8.4m Tiled flooring, seating for 70/80, open fire

Rear Hall: 3.6m x 1.5m Tiled flooring

Gents Restrooms: 3.3m x 2.8m Fully tiled, urinals, W.H.B, W.C. hand dryer

Ladies Restrooms 6.0m x 2.8m Tiled, W.C. x 2, W.H.B. x 2, hand dryer,

Accessible Restroom: W.C., W.H.B.

(incorporated)

Cellar/Cold Room: 4.9m x 4.9m Access to rear







Landing: 4.3m x 3.1m Tiled flooring, vaulted ceiling

Sitting Room: 5.4m x 4.6m Laminate flooring, open fire, marble fire

surround

Hall: 2.1m x 1.4m

Kitchen: 5.3m x 5.0m Tiled flooring, fitted kitchen waist and

eye level units, tiled splashback, electric oven, electric hob, dishwasher, extractor

fan, fridge freezer

Utility: 3.2m x 2.3m Tiled flooring, Hot press, plumbed for

washing machine

Office: 5.6m x 2.0m Laminate flooring

Bedroom 1: 4.1m x 3.8m Laminate flooring, fitted wardrobe,

vaulted ceiling

Bedroom 2 4.2m x 3.9m Laminate flooring, fitted wardrobe

Incorporating Ensuite: Tiled shower, W.C., W.H.B.

Bedroom 3: 4.3m x 4.0m Tiled flooring, vaulted ceiling

Bathroom: 2.7m x 2.3m Fully tiled, Jacuzzi bath, W.C., W.H.B.





BER DETAILS:

BER: D1 (To Be Confirmed)

BER No.

Energy Performance Indicator: kWh/m²/yr



OUTSIDE: Accessed by separate entrance

Stable: 3.7m x 3.5m

Tack Room: 3.5m x 3.4m

Stable: 3.5m x 3.4m

Stable: 3.5m x 3.4m

Three Store Rooms: 10m x 3.0m

Large Parking Area

Green Area

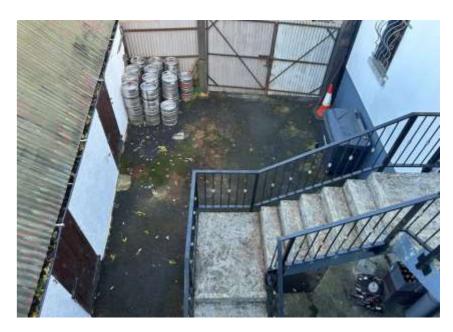
Sand Arena



SERVICES AND FEATURES:
Septic Tank
Private Well
Extensive Property With Enormous Potential
Range of Potential Uses
Extended in 2004









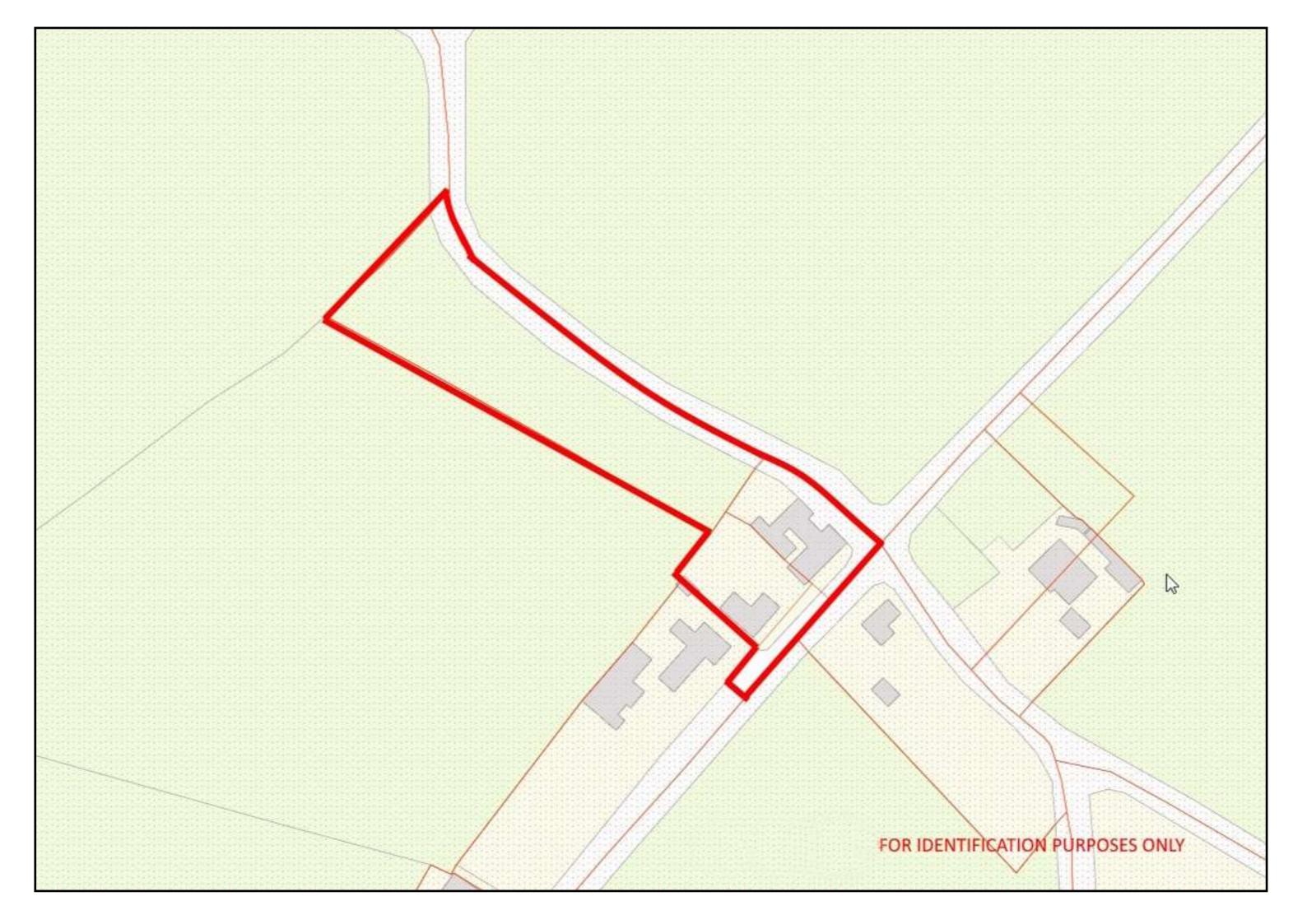












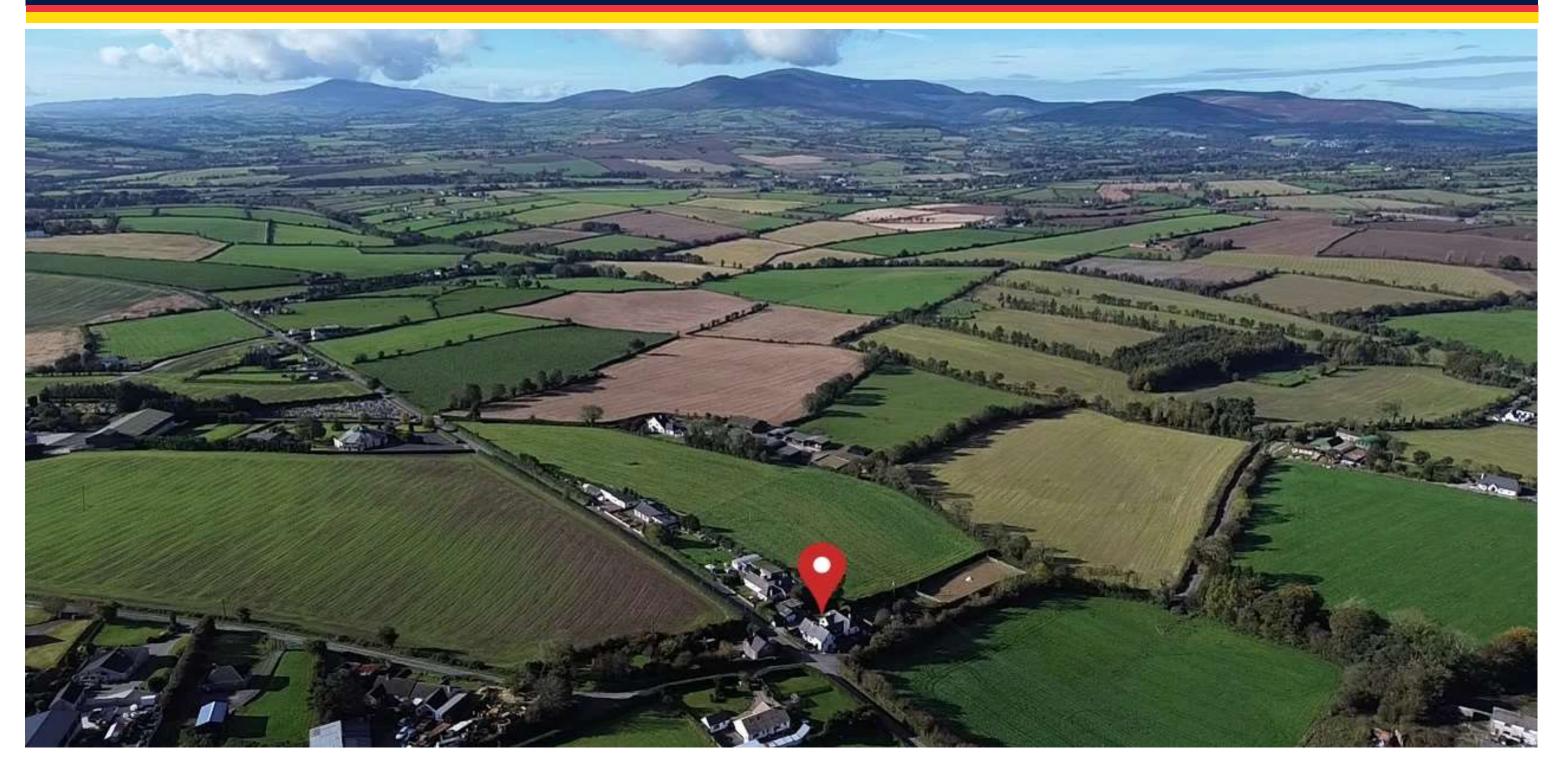
QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000

Email: sales@quinnproperty.ie

Carnew: 053 94 26234 Email: info@quinnproperty.ie



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

