

Ref: P6822

CODDS PUB, KILRUSH, CO. WEXFORD Y21 XY20



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## 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. Codd's 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 Ballyroe buck 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. Codd's 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:	2.8m x 1.0	Tiled flooring
Hall:	1.8m 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: (incorporated)		W.C., W.H.B.
Cellar/Cold Room:	4.9m x 4.9m	Access to rear





**Private Residence /  
First Floor:**

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 Incorporating Ensuite:	4.2m x 3.9m	Laminate flooring, fitted wardrobe 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/m<sup>2</sup>/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







FOR IDENTIFICATION PURPOSES ONLY

# QUINN PROPERTY

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