



Crèche Premises at
An Glasán, Greenville Lane, Enniscorthy, Co. Wexford

For Sale by Private Treaty

AMV: €400,000 (Exclusive of VAT)

**Kehoe
& ASSOC.**

INVESTMENT HIGHLIGHTS

- Purpose-built Crèche facility laid out over two floors extending to c. 410 sq. m. / 4,413 sq.ft.
- Situated in the densely populated residential development of An Glasán, Greenville Lane less than 2km from Enniscorthy Town.
- There has been a notable increase in the number of commencement notices for new developments in the Enniscorthy area.
- Shell and core condition.
- Provisional BER: A3.
- Excellent business opportunity, ready for immediate occupancy.



DESCRIPTION

Kehoe & Associates are delighted to present this purpose-built crèche facility situated at An Glasán, Greenville Lane, Enniscorthy, Co. Wexford to market. This crèche facility is in “shell and core” state and is ready for immediate occupancy. The premises is laid out over two floors and extends to c. 410 sq. m. / 4306 sq. ft. The provisional BER is an A3. There is an enclosed yard at the rear of the property to allow for outdoor activity space. This property offers a unique investment opportunity in a densely populated residential area to cater for the increasing demand for quality childcare. There has been a notable increase in the number of commencement notices for new developments in the Enniscorthy area. Currently, there are several large-scale residential projects ongoing including Cnoc na Greine, Greenhills, Fearach Cnoic, Old Forge Road, etc. Infrastructural improvements including the new M11 motorway has significantly increased the accessibility of Enniscorthy town. It is now just 1 hour from south County Dublin.



LOCATION

An Glasán is located less than 2km from Enniscorthy Town. Census 2022 ranked Enniscorthy as the second largest town in County Wexford with a population of 12,310, with census results also showing that the population of County Wexford grew by 9% to 163,919. Situated just off the M11 Motorway, An Glasán provides convenient access to all amenities Enniscorthy town has to offer including primary and secondary schools, and all major transport networks. An Glasán is 1km from the R890 which links with the R772. The R772 meets the N30 at the Scarawalsh Roundabout. The N30 is an important link road between Enniscorthy and New Ross Town in County Wexford. This route also links with the M11 Motorway heading north to Dublin and with the N25 heading south - west to Waterford at New Ross. This new Crèche premises is ideally located within walking distance to Enniscorthy town centre.



ACCOMMODATION

Description	Sq. M.	Sq. Ft.
Ground Floor	216.77	2,333.29
First Floor	193.5	2,082.81



FEATURES

- Purpose-built crèche facility
- Shell and Core condition
- Designed for safety and convenience
- Excellent opportunity
- Ready for immediate occupancy

OUTSIDE

- Easily accessible
- 1km from Enniscorthy Town
- Communal parking
- Enclosed rear yard
- Situated in a large residential development

SERVICES

- Mains water
- Mains Drainage
- ESB

BER

- Provisional BER: A3

FILE NO.

- D719



Further Information / Viewing

For further details contact the sole selling agents Kehoe & Assoc.

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