

**THE LODGE, CARNEW, CO. WICKLOW**  
**LICENSED PREMISES ON LARGE TOWN CENTRE SITE**





## Overview

- Prime Location with Redevelopment Potential
- Comprising bar, lounge, large function room plus four flats overhead
- Large open area to the rear with a beer garden and outbuildings
- Site extends to 0.133 ha (0.32 acres)
- Interior area extends to approx. 578 sq.m (6221 sq. ft)
- Full Publican License in place
- Side access to the street
- For Sale by Private Treaty
- Guide Price €450,000

## Description

REA Grimes and John P. Younge are delighted to present to the market a unique opportunity to acquire a large Licensed Premises with redevelopment potential.

The property stands on a large town centre site which extends to 0.133 hectares (0.32acre) in total and comprises of a bar, lounge, large function room and four self-contained apartment/flats overhead. Apart from the internal retail areas, extending to c. 3,000 sq.ft., the external beer garden and outer yard, together extending to over 6,000 sq.ft., are ideally suited for an outside food and beverage business with added potential for redevelopment provided by the stone-built outbuildings, also at the rear. This extensive rear plot has of itself, real redevelopment potential.

As the tallest building on the Main Street, it has a Vodafone mast on the roof at a current rent of €8,000 per annum with a number of years to run on the current arrangement.

There is a full, valid, Publican License attached. The premises are currently vacant and have been largely closed during the Covid-pandemic crisis.





## Location

Located in a prominent position on the Main Street opposite the Mill Street junction in the heart of the trading centre of the town. Carnew, c. 16km west of Gorey and 90km south of Dublin, is a popular market town situated close to both the Wexford and Carlow County borders. It has good amenities and services including two primary schools and a large secondary school. It services an expansive and prosperous rural hinterland.



Outlined for indicative purposes only.





## Title

The property is held under freehold unencumbered title

## Commercial Rates

€3,265.85 annually

## Vendors Solicitors

### Ensor O'Connor Solicitors

4 Court Street  
Enniscorthy  
Co. Wexford  
Tel: 053 9235611  
Email: [info@ensoroconnor.ie](mailto:info@ensoroconnor.ie)

## Viewings

By Arrangement with the Selling Agents

## Contact - Selling Agents

### Paul G Grimes

**B.Sc(Surv) MSCSI, MRICS**

34 Pembroke Street Lower  
Dublin 2, D02 WY61

**Tel:** 00 353 87 2258678

**Email:** [paul@reagrimes.ie](mailto:paul@reagrimes.ie)

PSRA Licence No 001417 -001557

### John P. Young

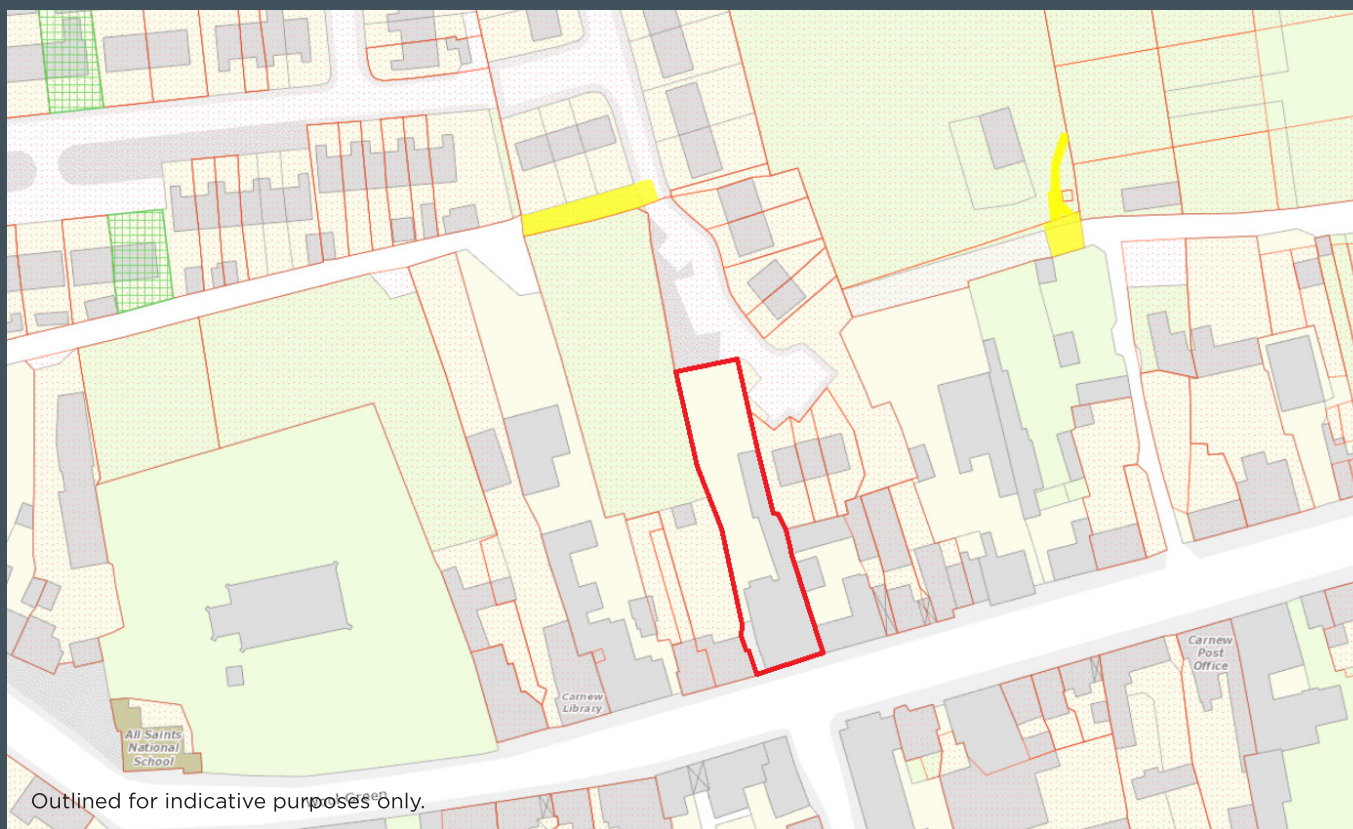
**FRICS, FSCSI**

35 Pembroke Street Lower  
Dublin 2

**Tel:** 00 353 87 2775771

**Email:** [jpyoung@eircom.net](mailto:jpyoung@eircom.net)

PSRA Licence No. 003582



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**REA**  
**GRIMES**

### REA Grimes

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