

# For Sale

Price on Application



Mc Coy's Shop and Service Station  
Laragh  
Co Wicklow  
A98 V3H0

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McCoy's store has been an institution in the village of Laragh for almost 70 years. Truly the heart of the village, McCoy's is a thriving and successful business which has been expertly run and expanded by the current owners who now wish to retire.

To the outside, there is an outdoor seating area with guest wc, with views across the valley and is a very popular spot with weekend cyclists and walkers seeking sustenance before tackling the hills of Glendalough National Park. Internally this shop is perfectly laid out to allow for every amenity the shopper might need. There is a deli counter, coffee station, ATM, multiple fridge and freezer units and a large off licence section. Bright and modern throughout, with tiled floor and two till points, no inch is underused.



To the front, petrol and diesel pumps, AIR unit provide the only service station for miles, ensuring a consistent and brisk trade. Shop had a full makeover in 2020.

The village of Laragh is the entrance point to the world renowned, historical Glendalough National Park. One of the most visited tourist sites in the country, this busy and profitable business is ideally located to take full advantage of both the constant tourist trade year-round, and the vibrant local community.

For sale as a going concern this is an opportunity to acquire an extremely successful and thriving business in an area with continuous trade and no competition.



## Accommodation:

**Retail Space** 15.68m x 6.96m (51'5" x 22'10"):

**Office** 5.40m x 2.85m (17'9" x 9'4"):

**Storeroom** 5.58m x 5.10m (18'4" x 16'9"):

**Bathroom**





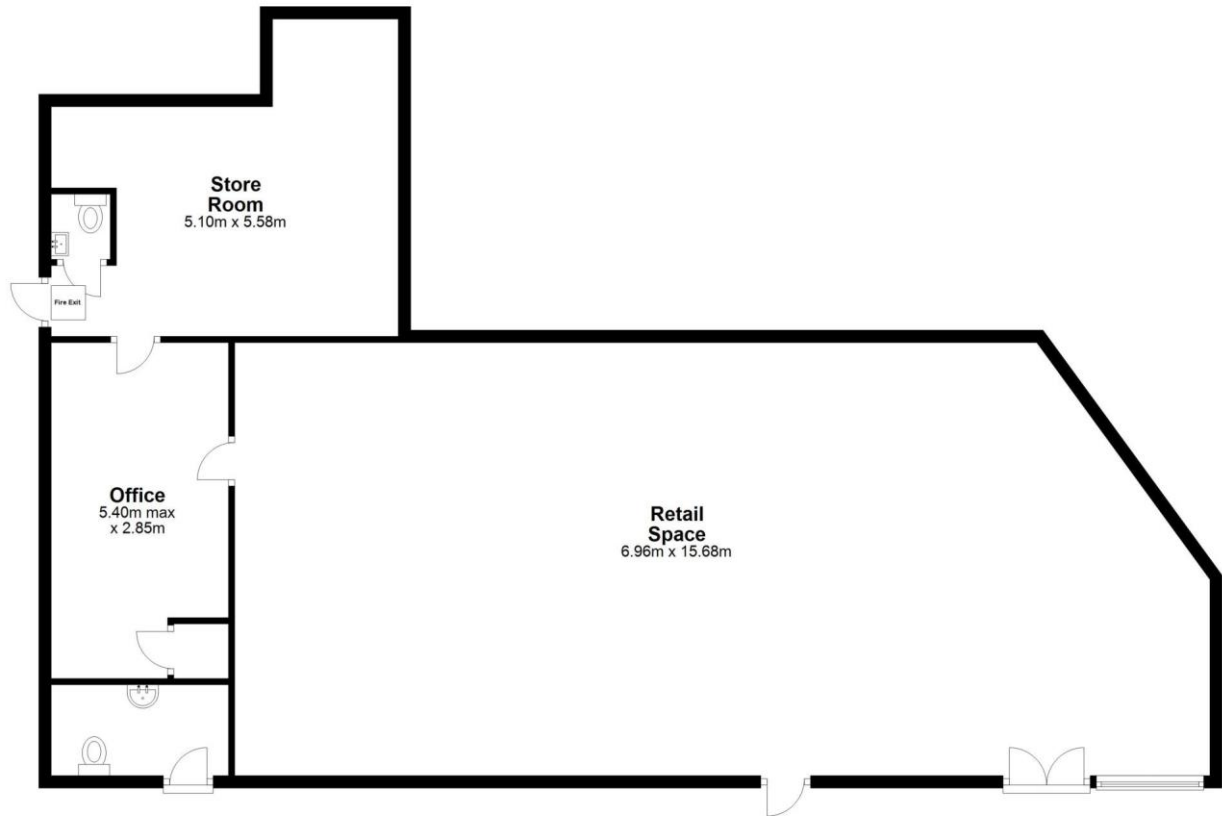
### Special Features & Services:

- Outdoor seating and dining area
- ATM in store
- WC for customer use.
- Two till points
- Fridge and freezer section
- Ample display space
- Service station with petrol, diesel and air.
- Large off licence section
- Extensive cctv throughout.
- Secure storage room to rear of premises.
- Secure yard to rear of building.
- Staff toilet
- Office

**BER:** BER C3, BER No. 800978553



## Floor Plan



Total area: approx. 148.4 sq. metres

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### NEGOTIATOR



Sherry FitzGerald Catherine O'Reilly  
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