

Morrissey's

Lisney

FOR SALE

MODERN PURPOSE-BUILT LICENSED PREMISES WITH EXCELLENT BUSINESS POTENTIAL

# THE RIVERS EDGE, MAIN STREET, BUNCLODY, CO. WEXFORD

FOR SALE BY PRIVATE TREATY AS A GOING CONCERN ON THE INSTRUCTIONS OF MICHAEL KEHOE

BER E1



01-676 5781

- Opportunity to acquire a substantial modern purpose-built lock-up Licensed Premises complemented by self-contained overhead office accommodation
- Extending to approximately 420 sqm GIA together with a feature river terrace of 150 sqm and 30 on-site car spaces
- Standing on a site of 0.15 hectares





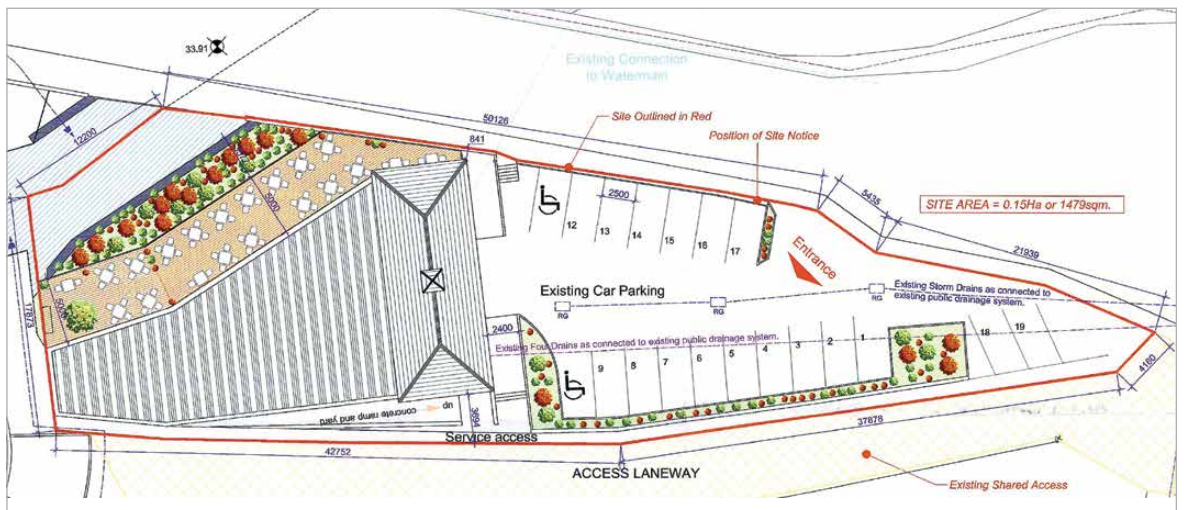
## LOCATION

The Rivers Edge occupies a prominent trading position to the western end of Main Street directly opposite Bunclody Golf & Fishing Club and the new SignaCare senior care facility housed within the former Millrace Hotel.

The property comprises a modern purpose-built detached structure developed c. 2007 comprising bar, dining, function and modern catering kitchen accommodation to ground floor level complemented by separate and self-contained office accommodation to first floor level.

The Rivers Edge represents an excellent opportunity to acquire a high volume food and beverage business that has witnessed year on year growth affording very real potential to develop further and which can be augmented from the tourists, golfers, anglers and hill walkers that frequent this popular district throughout the year.

The first floor accommodation also affords alternative use potential subject to the necessary planning permissions which may be suitable for generation of an additional valuable rental income.



01-676 5781



## ACCOMMODATION

Description	GIA Sqm Approx
<b>Ground Floor</b>	<b>324.00</b>
Lounge Bar	108.00
Restaurant/Function	90.00
Ladies & Gents Toilets	40.00
Kitchen	61.00
Stores	25.00
Separate access to:	
<b>First Floor</b>	<b>96.00</b>
Office #1	
Office #2	
Office #3	
Office #4	
Store	
Staff WC & Wash Room	
<b>Total</b>	<b>420.00</b>
Enclosed River Terrace	150.00
On-Site Car Parking	Approx. 30 cars

**TITLE & LICENCE**

<b>Title</b>	Freehold
<b>Licence</b>	Ordinary 7-Day Publicans Licence

**BER DETAILS**

BER Rating E1  
 Ber No: 800109621  
 EPI: 1232.57 kWh/m2/yr

**SOLICITOR**

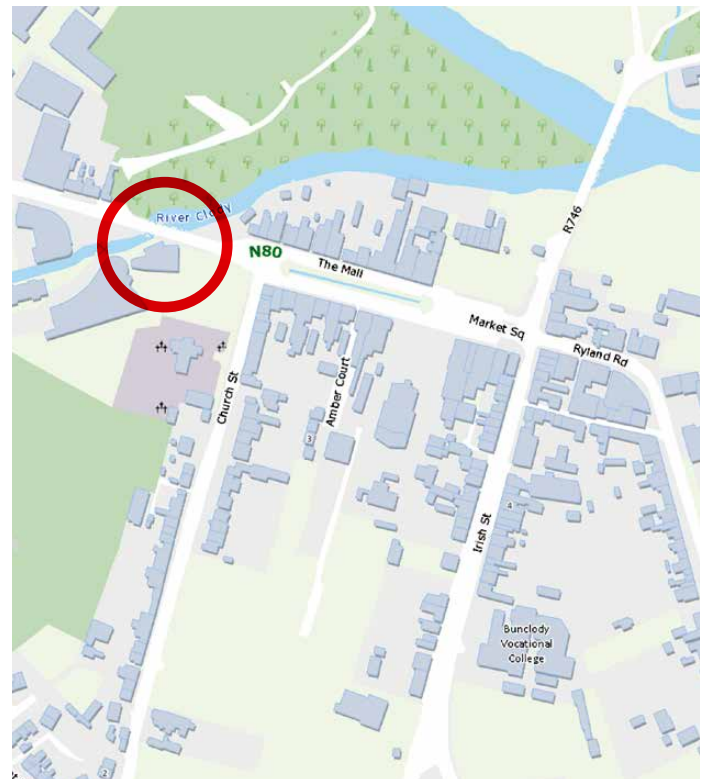
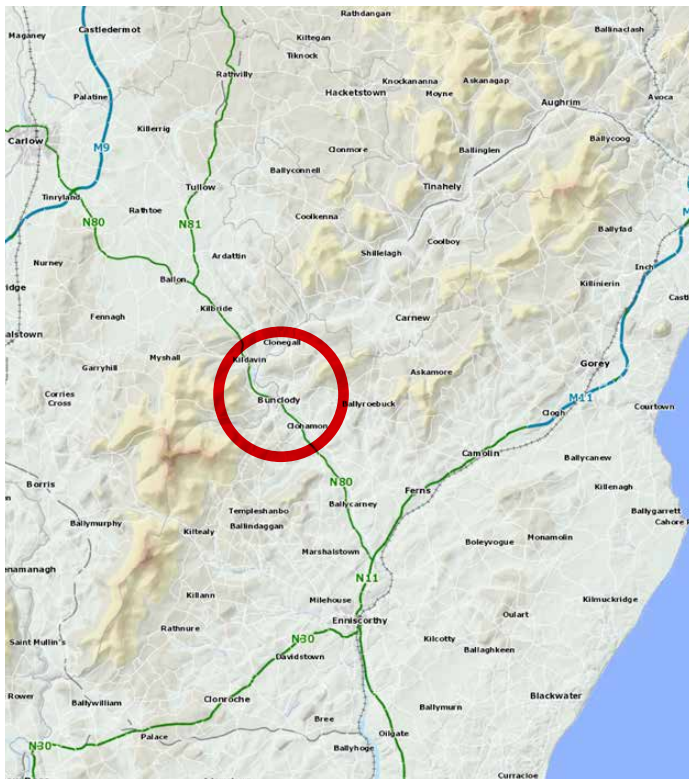
Michael O'Flaherty, Crean & O'Flaherty Solicitors,  
 Estate House, Castlehill, Enniscorthy, Co. Wexford  
 Tel 053-937 7938 email michael@creanandco.ie

**ACCOUNTANT**

Micheál Stafford, Anthony Ryan Accountants,  
 Hempfield, Enniscorthy, Co. Wexford,  
 Tel 053-923 3968 email info@aryanco.ie

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole selling agent Lisney.  
 Inventory of Furniture & Effects included in the sale available upon request.  
 Rory Browne 01-676 5781 rory@morrisseys.com



**DUBLIN**

St. Stephen's Green House,  
 Earlsfort Terrace,  
 Dublin 2, D02 PH42  
 Tel: +353 1 638 2700  
 Email: dublin@lisney.com

**BELFAST**

Montgomery House,  
 29-33 Montgomery Street,  
 Belfast, BT1 4NX  
 Tel: +44 2890 501 501  
 Email: belfast@lisney.com

**CORK**

I South Mall,  
 Cork,  
 T12 CCN3  
 Tel: +353 21 427 5079  
 Email: cork@lisney.com

**LONDON**

91 Wimpole Street,  
 London,  
 W1G 0EF, UK  
 Tel: +44 (0)203 714 9055  
 Email: london@lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

