

NO. 61 MAIN STREET, GOREY, CO. WEXFORD Y25 R588



P4523

BER **C3**

QUINN PROPERTY

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FOR LEASE

Prime Commercial / Retail Premises



LOCATION:

The subject property is located along Gorey's upper main street, close to the main traffic lights at The '64' junction, opposite Eco Restaurant and Gorey Garda Station. It commands a prominent position, with c. 5 meters of street frontage, between AIB Bank and The '64' Pub and Restaurant, O2 Night Club and Nell Sweeney's Bar.

Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, shops, pubs, supermarkets to include Tesco, Pettitts Supervalue, Dunnes Stores, Aldi & Lidl, award winning Hotels, Cinema, Theatre and a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf Club & Ballymoney Golf Club. There are excellent daily commuter services available in Gorey with Bus Eireann and the local train station. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive, while Dublin is a comfortable commute of one hour.



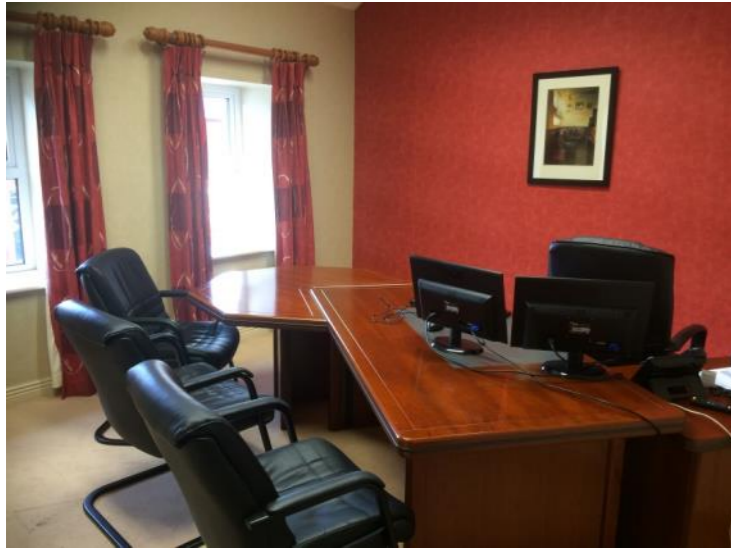
DESCRIPTION:

The property was completely re-built in 1998 and is block construction with slate roof and double glazed windows, it is presented in excellent condition with the ground floor consisting of an open plan office area, c. 95.9 sq.m. (c. 1032 sq.ft.) with storage closet off and first floor accommodation comprising of offices, storage space, canteen, ladies and gents toilets.

ACCOMMODATION:

Ground Floor:	95.9m ²	Open plan reception and office space With Closet Off
First Floor:	89m ²	
Landing:	5.4m x 2.5m	
Board Room/Office	4.2m x 4.96m	
Office 2:	3.47m x 5.29m	





Storage Area: 3.23m x 3.4m W.c., w.h.b.
Gents W.C.:
Ladies W.C.: W.c., w.h.b.
Staff Canteen, sink
And Fitted Units: 4.42m x 3.23m
Storage Room: 3.69m x 2.2m
Back Hall: Leading to fire escape



SERVICES AND FEATURES

All Mains Services
Oil Fired Central Heating
Fully Alarmed

BER DETAILS:

BER : C3
BER No. 800471732
Energy Performance Indicator:456.94kWh/m²/yr

The Property Extends To 185m² Over Two Floors

Private Parking Space To The Rear

Excellent Location



Viewing Is By Appointment With Auctioneer Only

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000
Email: sales@quinnproperty.ie

Carnew: 053 94 26234
Email: info@quinnproperty.ie



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24 Main Street, Gorey, Co. Wexford Y25DP60

P.S.A. NO. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

