

Ref: P5778



NO. 28 SLANEY STREET, ENNISCORTHY, CO. WEXFORD Y21 YW66

QUINN PROPERTY

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**PRIME 2 STOREY COMMERCIAL PREMISES**  
**FOR SALE BY ONLINE AUCTION ON FRIDAY 16TH SEPTEMBER AT 12 NOON**



**LOCATION & DESCRIPTION:**

This attractive town centre Commercial property is hard to beat as regards location, just off Market Square. First floor access is provided via shared entrance with No. 29. Slaney Street is one of Enniscorthy's most vibrant streets and is home to a range of long established businesses. The property carries great potential for a range of enterprises in a town centre location. The M11 Junction is a 5 minute drive leaving south Dublin a comfortable hours' drive. Enniscorthy town benefits from a central location within County Wexford and is nestled between all major towns. Carlow town is only a 50 minute drive via N80. The town offers all amenities to include primary and secondary schools, hotels, shops, restaurants and a range of active sports clubs to include GAA, soccer and rugby.

Accommodation comprises of:

SHOP UNIT—GROUND FLOOR 10.5m x 3.1m Laminate floor

W.C. 1.8m x 1.3m W.c., w.h.b.

**FIRST FLOOR :**

Landing: 4.1m x 2.6m Concrete floor

Room 1: 5.9m x 3.6m Concrete floor

Room 2: 4.9m x 3.6m Concrete floor

Room 3: 3.7m x 2.7m Concrete floor

Attic: 5.9m x 3.6m



**SERVICES & FEATURES**

All Mains Services

Covered Yard Area: 3.6m x 2.5m

Store 1: 2.3m x 1.6m

Store2: 5.9m x 3.6m

Built: 1990 & extending to 112m2



**BER DETAILS:**

BER G

BER No. 115392540

E.P.I.: 502.41 kWh/m<sup>2</sup>/yr

BER G

BER No. 800860678

E.P.I.: 1171.37 kWh/m<sup>2</sup>/yr

DIRECTIONS: Follow Eircode Y21 YW66

**GUIDE PRICE: €50,000**

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