



Ref: P5801

NO. 40 ESMONDE STREET, GOREY, CO. WEXFORD Y25 W225



QUINN PROPERTY

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Two Storey Semi Detached Townhouse On C. 0.1 Acre Site With Clear Commercial Development Potential For Sale By Private Treaty



LOCATION AND DESCRIPTION:

This hugely attractive town centre property is located in one of the main commercial / retail streets in Gorey, known locally as the 'boutique boulevard'. Esmonde Street is a thriving and busy street and an extension to the main street with commercial and retail premises commanding premium rents, plus benefiting from enormous footfall. All amenities are available within walking distance. Gorey has firmly established itself as one of the fastest growing towns in the region and offers an excellent choice of schools in primary, secondary, post leaving, adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, shops, pubs, hotels, cinema, theatre, GAA and Rugby Grounds and a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centres. There are excellent daily commuter services in Gorey with Bus Eireann and the local train station. Dublin is a comfortable commute of one hour.

Built in the 1840's, the residential accommodation extends to 99m², while the overall site extends to c. 0.1 of an acre and includes a substantial garden/yard to the rear that offers obvious development potential (subject to the relevant planning permission), this also benefits from its own private access. The house has been unoccupied for some time and is in need of extensive renovation, however, it is ideally suited for re-development for commercial use. Situated on Gorey's most prestigious shopping streets, offering extensive frontage and zoned "Retail Core", this is a commercial opportunity which must not be missed. Accommodation comprises as follows:



Entrance Hall:	5.1m x 0.8m	Linoleum floor
Living Room:	4.4m x 3.4m	Carpet, open fire, under stairs storage
Sitting room:	4.5m x 2.5m	Open fire, carpet
Kitchen:	4.0m x 3.0m	Fitted units, tiled floor
W.c.:	2.3m x 1.7m	Wc, whb, bath, hot press
Bedroom 4 (downstairs):	3.0m x 3.0m	Carpet
Bedroom 1:	4.6m x 2.7m	Carpet, fitted wardrobe
Bedroom 2:	3.6m x 2.5m	Carpet
Bedroom 3:	3.4m x 2.1m	Carpet



SERVICES AND FEATURES:

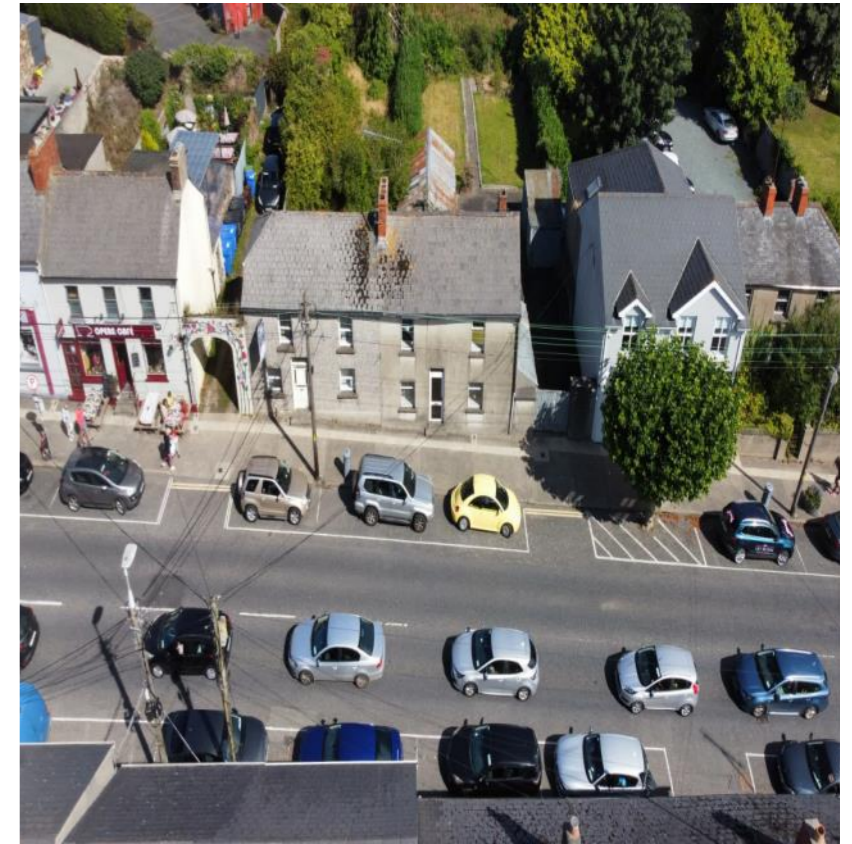
All Mains Services
Oil Fired Central Heating
Double Glazed Windows & Doors
Private Access Lane To Extensive Rear Garden
Built In The 1980's
Property Extends to 99 m²
Enormous Commercial Development Potential (S.T.P.P.)
Commercially Zoned "Retail Core" (See Wex Co Co Website
<https://www.wexfordcoco.ie/planning/development-plans-and-local-area-plans/current-plans/gorey-local-area-plan-2017-2023>)

Range Of Outbuildings To Include:

Shed 1: 4m x 3m
Shed 2: 8m x 4.3m
Wc/Fuel Shed: 5m x 1m
Boiler House

BER DETAILS:

BER: F
BER No. 114814577
Energy Performance Indicator: 435.75 kWh/m²/yr



This Is A Rare Opportunity To Acquire A Prime Investment Property In Gorey's Commercial Core

P.O.A.

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

