

Ref: P5426

'PERCIVALS DAYBREAK' - BALLYCANEW, GOREY, CO. WEXFORD Y25 Y1F7



BER **C3** **D2**

QUINN PROPERTY

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Landmark Commercial / Residential Premises With The Option To Acquire A Further C. 0.23 Acre Adjoining Site For Sale By Private Treaty



QUINN PROPERTY are delighted to bring to the market this well known business that enjoys a prominent position in the heart of Ballycanew village. Established in 1938, this thriving family business has been servicing the local and wider community for generations. Upgraded in 2005, the premises is now a Daybreak convenience store, an 'An Post' retailer and a Glen Fuels service station.



Ballycanew is located along the main Wexford to Gorey road (R741) and is a charming village with a range of amenities to include shops, bars and a primary school. Gorey is a short drive away, offering a comprehensive array of services and facilities to include supermarkets, schools, eateries, hotels and bars. Furthermore, the area benefits from its proximity to the coast, where an array of popular coastal destinations such as Courtown, Cahore and Poulshone can be reached within 10km. The property is also convenient to the M11, which can be reached within a 10 minute drive, making South Dublin a highly accessible 45 minute drive.

The property offers a unique opportunity to acquire a mixed-use holding comprising a substantial commercial premises and an adjoining two storey residence with a large yard and stores to the rear, extending to c. 0.25 of an acre. There is also an option to acquire a further c. 0.23 acre adjoining plot with large store to the rear.

Commercial Premises:

The commercial aspect of the property briefly comprises of a Daybreak convenience store offering a varied selection of grocery products, as well as a hot and cold deli, takeaway tea/coffee, fresh pastries, solid fuel, Post Office facilities and a Glen Fuels Filling Station. The property is presented in excellent condition throughout and provides a vibrant and high profile retail premises to any prospective buyer. Upstairs serves as a private office, while there is a large storeroom, cold room, fuel shed and toilet facilities to the rear. A generous yard serves as a customer/staff carpark and delivery/loading area. Commercial accommodation is as follows:



Main Shop Area:	10.0m x 7.0m & 8.7m x 11.6m	With existing Post Office
Wash Room:	4.6m x 3.3m	Tiled floor, W.C.
Building to the Rear:	12.0m x 7.0m & 7.0m x 7.0m	Incorporating cold room and store which is accessed via the shop and shutter doors
Fuel Shed	4.4m x 3.5m	Roller Shutter Doors
Overhead Office:	3.2m x 2.6m	

Residential Premises:

The residence adjoining the commercial section is presented in reasonable condition throughout. There is a large tarmacadam yard and parking area to the side. Generously apportioned accommodation includes:

Entrance Hall:	4.0m x 1.8m	Carpet, under stairs storage, stairs to first floor
Inner Hall:	5.3m x 2.0m	Tiled floor, fitted units
Living Room:	3.6m x 3.5m	Carpet, open fire
Sitting Room:	5.6m x 4.0	Carpet, solid fuel fire / Stanley fire front
Dining Room:	4.0m x 3.0m	Carpet
Kitchen:	4.8m x 3.3m	Fitted units, electric cooker, gas hob
W.c.	1.4m x 1.1m	W.C.
Utility Room:	2.7m x 2.3m	Plumbed for washing machine
Landing:	7.0m x 1.9m	Carpet
Bedroom 1:	7.3m x 3.3m	Carpet
Dressing Room:	3.5m x 2.0m	Carpet
Bedroom 2:	3.4m x 3.1m	Carpet
Bedroom 3:	3.6m x 3.5m	Carpet
Bedroom 4:	3.6m x 3.5m	Carpet
W.C.:	3.6m x 3.5m	W.C.
Bathroom:	3.0m x 1.8m	Tiled, shower, W.H.B., hot press, shelved



SERVICES & FEATURES:

- All Mains Services
- Oil Fired Central Heating
- Prominent Location
- Established Business
- Existing Post Office
- Upgraded In 2005
- Excellent Business Opportunity



COMMERCIAL BER DETAILS:

- BER: ??
- BER No.
- Energy Performance Indicator: kWh/m²/yr



RESIDENTIAL BER DETAILS:

- BER: ??
- BER No.
- Energy Performance Indicator: kWh/m²/yr





A.M.V. €575,000

C. 0.23 ACRE ADJOINING PLOT





Unique Opportunity To Acquire A Landmark Mixed-Use Premises - Viewing Strictly By Appointment Only

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