

Ref: 8521



'THE ORPHAN GIRL' BALLYMONEY, GOREY, CO. WEXFORD Y25 AC85



Landmark Seven Day Licensed Premises With Shop/Takeaway & Residential Accommodation

On C. 1.7 Acre Site For Sale By Auction on Thursday 18th December at 4pm in The Orphan Girl (And Online)



QUINN Property are delighted to present this unique property to the market.

After more than forty years of proud family ownership and service to the community, this much-loved and landmark licensed premises is being offered for sale by the Spencer family, who, having successfully built and maintained a thriving business with a reputation for quality, hospitality and tradition, are retiring from the licencing trade.





'The Orphan Girl' occupies a prime roadside location in Ballymoney, a charming coastal village located just north of Gorey, with a strong reputation as a premium holiday and leisure location. Renowned for its beautiful sandy beaches and welcoming atmosphere, Ballymoney has long been one of Wexford's most sought-after destinations for both residents and visitors, the area being dotted with holiday homes, golf courses (Ballymoney & Courtown), the 4* Seaford Hotel, Spa & Holiday Home Complex (900 meters) and quality hospitality venues. The location also benefits from its proximity to Gorey town (6km away), providing an excellent choice of amenities in educational facilities, gourmet restaurants, award winning hotels, high fashion boutiques, cinema, theatre and a vast array of local leisure amenities, as well as bus and rail transport links, including easy access to the M11 motorway connecting Wexford and Dublin.



Originally built in the 1960's, the function room was added in 1989, followed by further extension and modernisation in 2002, including the addition of the current main bar/restaurant and first floor large open plan area. The premises sits on a generous site of approximately 1.7 acres with a large tarmacadam forecourt, allowing for extensive customer parking. A wide and versatile range of accommodation on the ground floor extends to c. 1099.8 m² and briefly comprises of bars, restaurant, a large function room/night club, busy takeaway, living quarters with separate access and garden, suitable for owner, staff or guest use. The bar can accommodate approx. 70 persons, the lounge approx. 100 persons and the function room has a licence for approx. 470 persons, providing excellent facilities for parties/private events. Supporting the trading areas are deliveries, stock, keg, storage, comms and cold room facilities, ensuring an efficient operation and high service standards.

The first floor accommodation extends to c. 377.5 m² and comprises of landing/hall area, four bedrooms, bath-room, shower room, again offering excellent opportunities for owner, staff or guest use. A large open plan area presents excellent scope and opportunity for further development and/or conversion for a variety of uses. The extensive accommodation is illustrated in the accompanying floor plans included in this brochure, with detailed layouts available separately on request.



Outside, a dedicated outdoor seating area has become a vibrant and lively spot during the summer months, offering customers a relaxed and inviting space to enjoy food, coffee catch-ups and casual refreshments in the open air, added to this is the advantage of the large tarmacadam forecourt providing convenient and ample customer parking.

The scale and location of this site offer a clear and valuable potential for further development, supported by a positive planning history, with planning previously granted for a 'Mixed Use' Development until June 2017 under planning ref. 20065046.

This is a 'once in a lifetime opportunity' for an ambitious new owner to take over a well-established and fully operational licensed business with residential accommodation at the epicentre of a vibrant local community with a loyal customer base, strong trading history (certified figures available), and significant potential for future growth.





SERVICES & FEATURES:

Mains Water
Sewage System
Alarm
CCTV
Extensive Solar Panels
Property Extends to c. 14,77.3m²

BER DETAILS:

BER: D1
BER No: 801107046
Energy Performance Indicator: 638.88 kWh/m²/yr



Total Area Approx. 1099.8 sq.m.



Total Area Approx. 377.5 sq.m.





The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.