



Ref: 8572

MAIN STREET, BUNCLODY, CO. WEXFORD Y21 C9Y3

BER C3 E2

QUINN PROPERTY

www.quinnproperty.ie

High Profile Commercial Unit With Two Apartments In An Excellent Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this prime commercial unit with two spacious apartments located on the main street of Bunclody. This impressive two-storey property offers a ground-floor commercial space with a striking double-fronted window display, with the upper levels thoughtfully laid out as two spacious one-bedroom apartments.

This attractive ground-floor retail unit offers a spacious open-plan trading area with a feature glass frontage. The interior is well-appointed with shelving displays, ample storage, and convenient dressing rooms creating a functional and inviting retail environment. To the rear, a hallway leads to a well-equipped kitchen and W.C. facilities, adding practicality to the space. Ideal for a variety of retail uses, this unit provides a prime opportunity to establish or expand your business in a highly visible location.

The upper floors comprise two well-appointed one-bedroom apartments, each featuring an open-plan kitchen and living area. Both apartments include a bedroom and a bathroom, designed for comfortable modern living.

This property offers a superb investment opportunity that is sure to attract a wide range of discerning purchasers.



Ground Floor Commercial Unit

Shop:	4.9m x 6.4m	Laminate flooring, shelving, electric heating, display/storage incorporating a dressing room area.
Rear Hallway:	3.4m x 4.6m	Laminate flooring, incorporates a W.C., kitchen area, storage and stairwell to apartments.

First Floor Apartment

Entrance Hall:	3.4m x 1.0m	Timber flooring, plumbed for washing machine.
Bathroom:	2.3m x 2.4m	Linoleum flooring, W.C., W.H.B., shower.
Kitchen/Dining Area:	2.2m x 3.2m	Timber flooring, electric cooker, electric hob, extractor fan, fridge freezer, tiled splash back.
Living Area:	2.2m x 3.2m	Timber flooring.
Bedroom:	6.8m x 2.5m	Timber flooring.

Second Floor Apartment

Bathroom:	2.4m x 3.3m	Timber flooring, W.C., W.H.B., bath.
Kitchen/Living Room:	7.5m x 2.7m	Timber flooring, storage.
Bedroom:	6.2m x 2.2m	Timber flooring, hot-press.





OUTSIDE:

Situated on Bunclody's bustling Main Street, the property benefits from strong daily footfall and excellent street presence. There is convenient side access to the rear of the premises off the main street, ideal for deliveries. There is a sizeable area to the rear of the building, which offers excellent future development potential.

SERVICES AND FEATURES:

All Mains Services
Electric Heating
Storage Shed (5.0m x 3.7m)



BER DETAILS:

Commercial Unit

BER: C3

BER No. 801110172

Energy Performance Indicator: 632.02 kWh/m²/yr

Apartment One:

BER: E2

BER No. 105421077

Energy Performance Indicator: 376 kWh/m²/yr



Apartment Two:

BER: E2

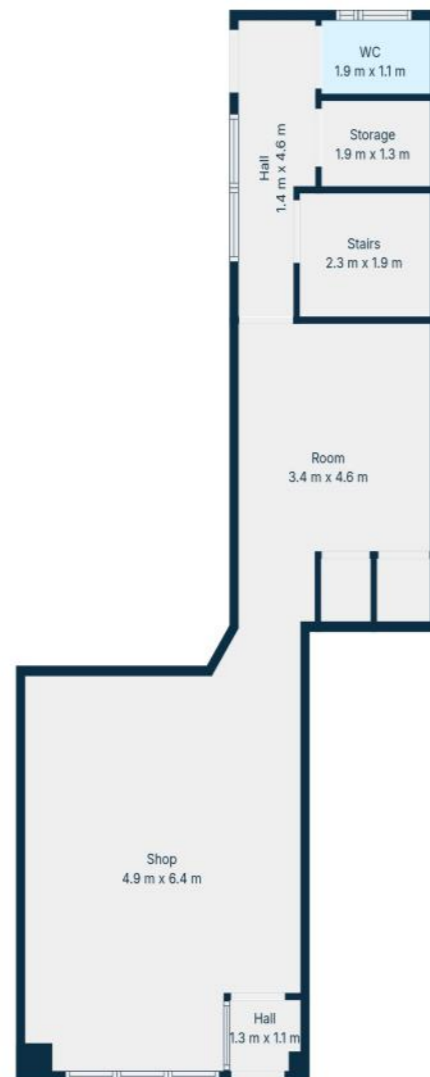
BER No. 105421093

Energy Performance Indicator: 351.78 kWh/m²/yr



A Compelling Opportunity With Significant Commercial And Future Potential — Viewing Is Strongly Advised

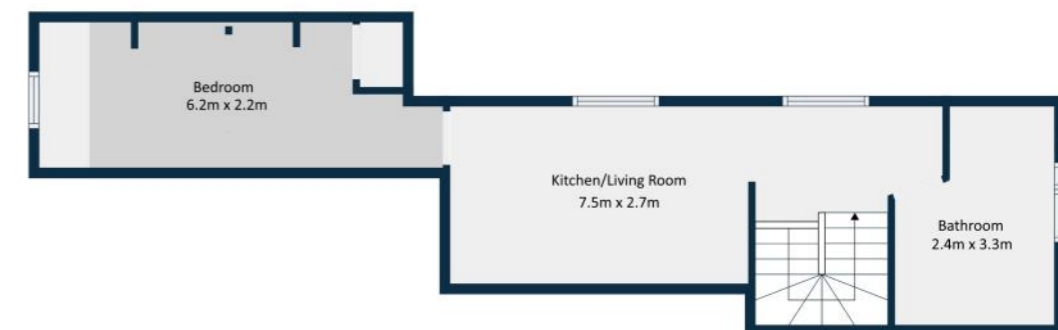
A.M.V. €250,000



TOTAL: 60 m2
 1st floor: 60 m2
 EXCLUDED AREAS: STORAGE: 3 m2, WALLS: 7 m2
Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



TOTAL: 40 m2
 1st floor: 40 m2
 EXCLUDED AREAS: WALLS: 7 m2
Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



TOTAL: 30 m2
 1st floor: 30 m2
 EXCLUDED AREAS: LOW CEILING: 11 m2, WALLS: 6 m2
Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.