

For Sale: Licenced Premise Opportunity

T. Morris, 9-12 Monck Street, Wexford Town



Property Highlights

- Excellent licenced premise opportunity in the heart of Wexford Town
- The property is fully fitted out as a public house with two bar areas, a large yard previously utilised as outdoor seating and smoking area along with WC facilities and keg room.
- Entire extends to 304 sq m (3,272 sq ft) with further space on the first floor.
- Located adjacent to The Mocking Monck, Loch and Quay and Maggie May's.
- There is also a 7 day publican's licence attached to the property.

Contact

Peter Love
Email: peter.love@cushwake.com
Tel: +353 1 639 9612

Jordan Ring
Email: Jordan.ring@cushwake.com
Tel: +353 1 639 9349

Cushman & Wakefield
164 Shelbourne Road
Ballsbridge,
Dublin 4
Ireland
Tel: +353 (0)1 639 9300

PSRA No. 00222

Location

The property is located in a prime area in the heart of Wexford Town just off North Main Street with a good passing trade. It is specifically situated on the northern end of Monck Street and benefits from dual frontage onto Monck Street and Redmond Place. It also benefits from additional access to the rear from Skeffington Street previously utilised for deliveries.

Monck Street is a popular area for nightlife in Wexford Town with neighbouring pubs including The Mocking Monck, Loch and Quay and Maggie May's. There are also a number of restaurants and take away premises located close to the property.

Floor Area

The ground floor extends to approximately 304 sq m (3,272 sq ft) with further space on the first floor which has been blocked off and in poor repair.

All parties will need to satisfy themselves as to the exact area of the subject property

Description

The property comprises a part two storey licence premises which previously traded as T. Morris Public House. The entire extends to approx. 304 sq m (3,272 sq ft) with additional space on the first floor in poor repair.

The property is currently laid out with a main bar and lounge area accessed from Monck Street, with a secondary bar to the side along with WC facilities and a large yard to the rear which was previously utilised as an outdoor seating or smoking area.

There is also a keg room, kitchen and ancillary staff and storage facilities to the rear.

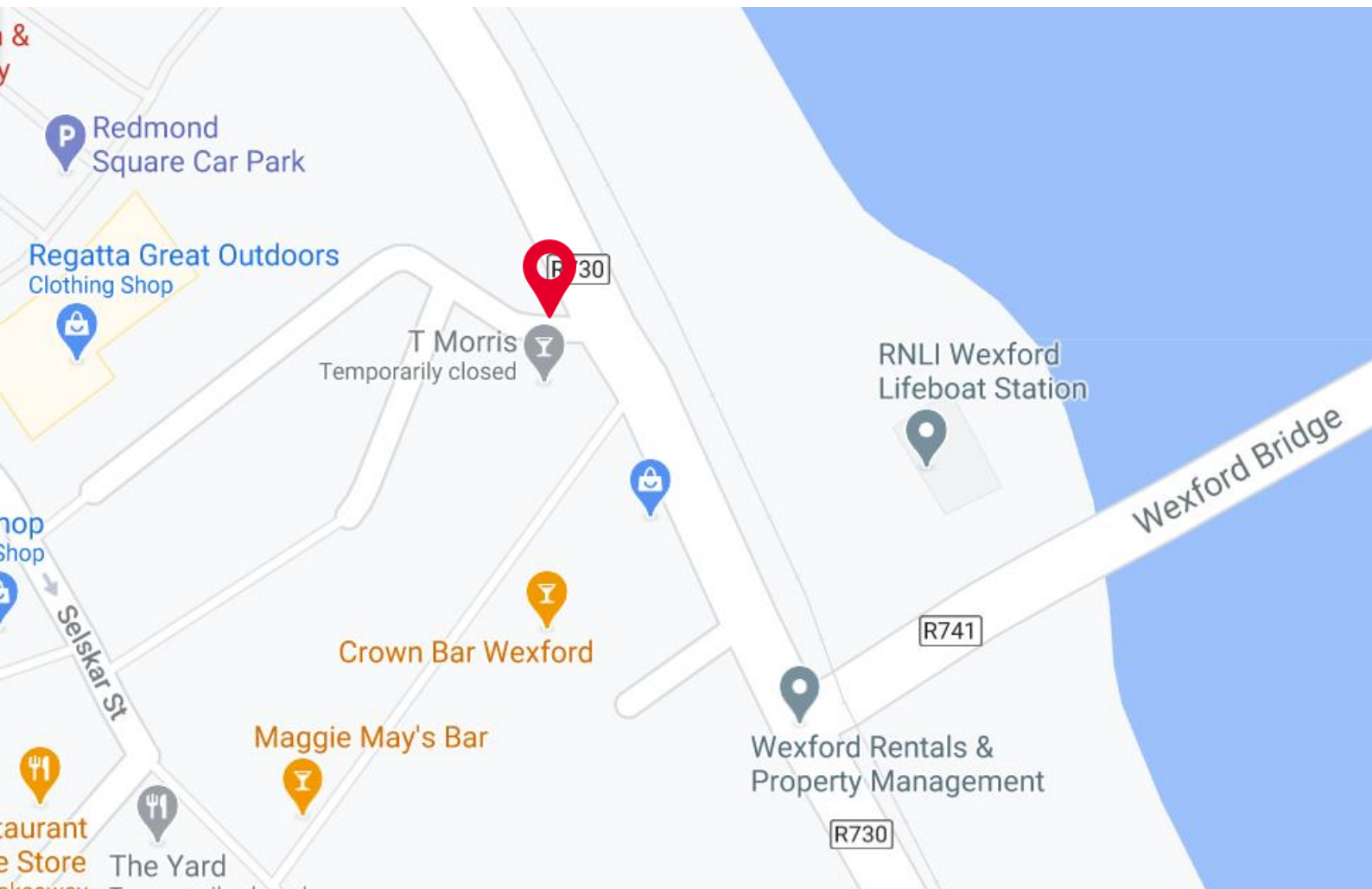
VAT

Joint option to tax.
Further details available on request.

Licence

7 day publicans licence forms part of the sale.





Tenancy

The property is available with full vacant possession with the benefit of the fit out in place.

Tenure

The property is held under a freehold title

Rates

We understand the commercial rates are approx. €27,300 pa

Guide Price

Seeking offers in excess of €375,000 exclusive of purchasers costs

BER details

BER: F
BER No. 800711970



Contact

Peter Love
Email:
peter.love@cushwake.com
Tel: +353 1 639 9612

Jordan Ring
Email:
Jordan.ring@cushwake.com
Tel: +353 1 639 9349

A full copy of our general brochure conditions can be viewed on our website at <https://property.cushwake.ie/disclaimer>, or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222.