

# PRIVATE TREATY SALE

## For Sale by Private Treaty

(On the instructions of the owners who are retiring from business after 35 years)

AMV: €450,000

File No. C211.CM



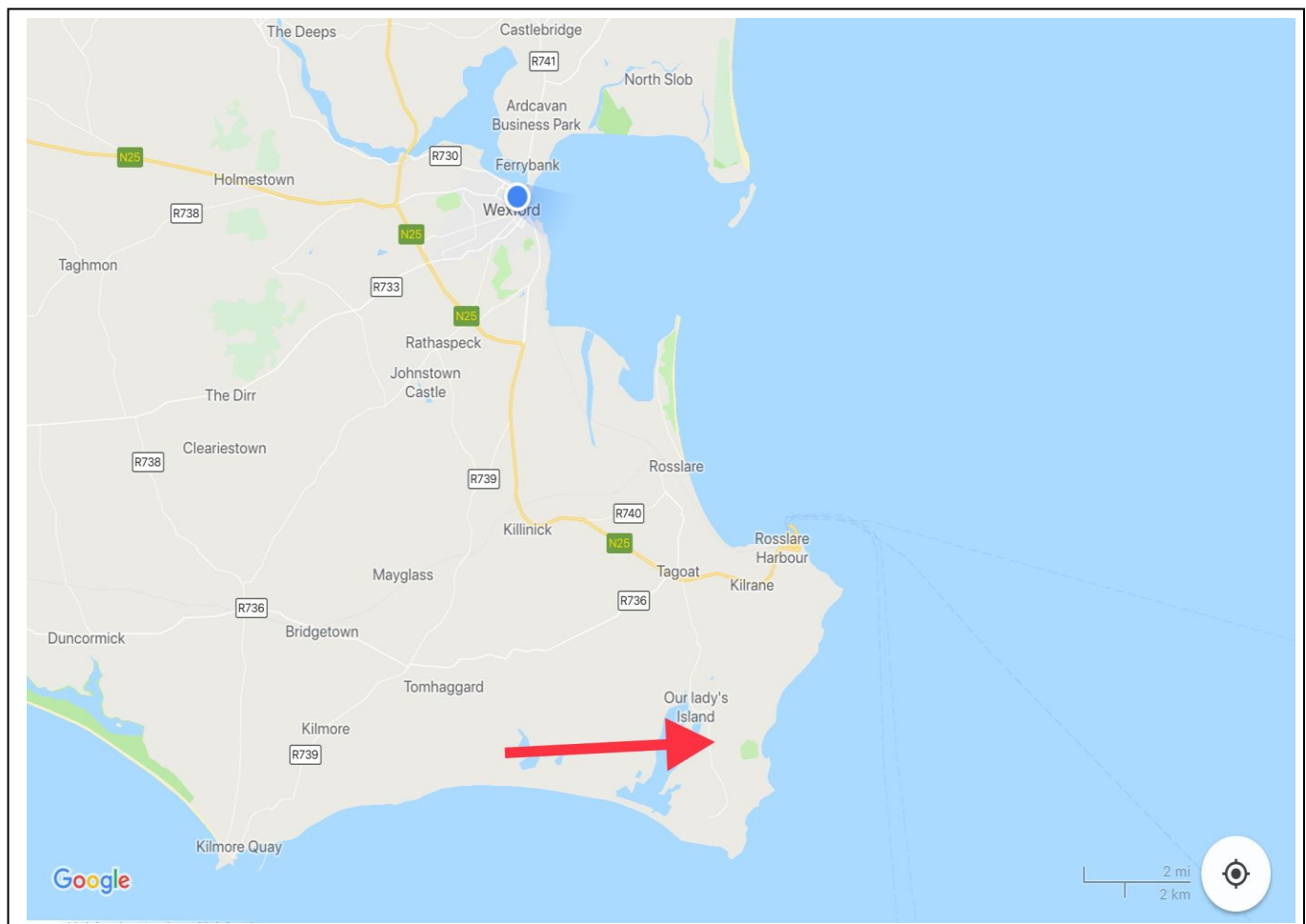
## ‘The Lobster Pot’, Carne, Co. Wexford

- One of Ireland’s best known licensed premises.
- This sale offers a fantastic opportunity to acquire this multi-award winning business.
- Fully fitted bar, restaurants, kitchens and overhead accommodation.
- Including detached bungalow and large car park.
- Thriving business with substantial and consistent turnover.

## LOCATION:

**Situated adjacent to the coastline in South County Wexford, Carne is a most scenic location. There is a wonderful ‘Blue Flag’ beach and host of maritime amenities on offer. This area of Wexford has a large influx of holiday makers, particularly during the summer months. This is popular location, close to Our Lady’s Island on the south-eastern coastline of County Wexford. It is only 8km from Rosslare Euro Port with daily international connection to the UK and France.**

**‘The Lobster Pot’ services a wide hinterland with many loyal customers. It is approximately 20km south of Wexford Town, 22km from Kilmore Quay and about 2 hours driving distance south of Dublin.**





## GENERAL:

‘The Lobster Pot’ is one of Ireland’s best known licensed premises. This sale offers an unique opportunity to acquire a thriving business, with consistent and substantial turnover figures. The owners are retiring from business after a very enjoyable and successful 35 years.

The property comprises the main building incorporating bar, restaurants, kitchen and ancillary with overhead accommodation.

There is also a detached bungalow residence included in the sale and a substantial car parking facility adjacent.

‘The Lobster Pot’ has an excellent reputation and this multi-award winning business is presented in turn-key condition. It is fully fitted and ready for immediate trading. The accommodation is extensive and comprised as follows:





## **ACCOMMODATION**

The Front Bar  
The Parlour  
The Restaurant  
The Rafters  
Ladies & Gents W.C.'s  
Extensive Catering Kitchens  
Pot Wash Area  
Walk-in Freezer  
Walk-in Prep Fridge  
Raw Meat Fridge  
Raw Fish Fridge  
Vegetable Coldroom  
Veg/Prep Area  
Laundry Room  
Dry Goods Store  
Cloaks Room

**Concrete Stairs to First Floor with living accommodation incorporating; living room, dining room, 3 bedrooms, office, study, bathroom and shower room.**





**DETACHED BUNGALOW RESIDENCE ADJACENT – INCLUDED IN SALE**



### Outside

- Enclosed yard.
- Keg store.
- Beer/bottle store/wine cellar.
- Canteen.
- Various stores.
- Ladies & Gents W.C.
- Office/store

### Features

- Thriving business.
- Turn-key condition.
- Fully fitted.
- Coastal location.
- Extensive accommodation.
- Detached bungalow included

### Services

- Private well and mains water connection
- Treatment Plant.
- Fully alarmed.
- OFCH.
- Gas bulk tank.
- 125KVA generator (included)
- 3-phase electricity.

### Current Trading Hours:

Monday – Closed.  
Tuesday – Closed.  
Wednesday – 12 p.m. to 9 p.m.  
Thursday - 12 p.m. to 9 p.m.  
Friday - 12 p.m. to 12 a.m.  
Saturday - 12 p.m. to 12 a.m.  
Sunday – 12.30 p.m. to 8.30 p.m.

**Please Note:** The business closes every year from the 1<sup>st</sup> January for 6 weeks. There is huge potential to expand the existing business, currently the premises is closed for approximately 140 days each year.

**Tenure:** Freehold

**Legal:** Helen Doyle, Doyle Solicitors, Glenna Terrace, Spawell Road, Wexford, 053 91 23077

**BER: C2**

**BER No. 800653297**

For full video overview search 'The Lobster Pot', Wexford on  **YouTube**

### VIEWING:

For further details and appointment to view contact the sole selling agents, Kehoe & Assoc. at 053 9144393 to arrange an appointment

**File No. c211**

**Kehoe & Assoc.,**  
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