

TO LET

RESTAURANT PREMISES AT SILVERSANDS, ROSSLARE STRAND, CO. WEXFORD

RENT: €24,000 p.a.

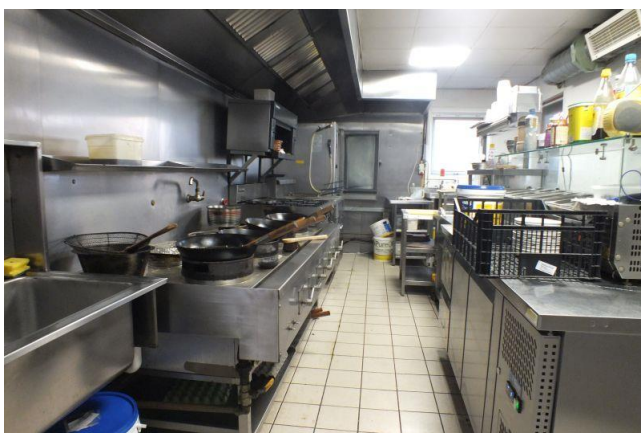
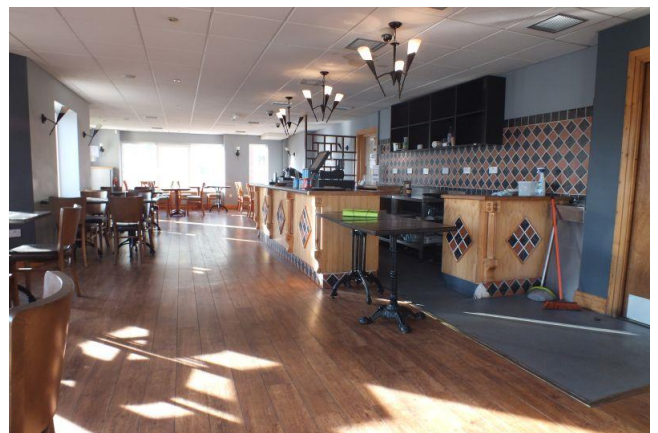
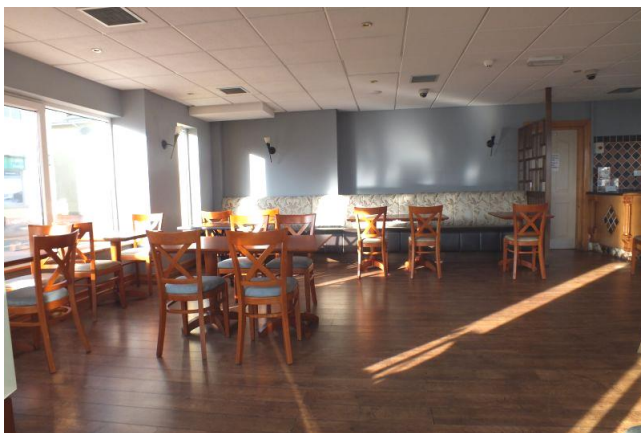
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**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ Excellent opportunity to lease this fitted restaurant, situated in Rosslare Strand, directly adjacent to the main access point to this 'Blue Flag' beach.
- ❖ A bright modern building with extensive seating, fitted counter, kitchens and w.c.'s.
- ❖ Superb opportunity in Ireland's premier holiday resort with a huge influx of holiday makers, particularly during the summer months.
- ❖ Restaurant premises extends to c. 147 sq.m. with an additional c. 19 sq.m. lock-up store included in the lease. Total floor area c. 166 sq.m. / 1,786 sq.ft.
- ❖ Restaurant is laid out in mostly open plan, with some fitted seating, fitted kitchen and ladies/gents/disabled access w.c.'s.
- ❖ The tenant will be responsible for VAT, Local Authority Rates are €3,315, management company fees (€125 per month) and the usual outgoings.
- ❖ Building Energy Rating (BER): E1 BER Number: 800579187
- ❖ For further details and to arrange a suitable viewing time, contact the sole letting agents, Wexford auctioneers, Kehoe & Assoc. at 053 9144393.



VIEWING: To arrange a suitable viewing time contact Kehoe & Assoc. at 053 9144393 or email: sales@kehoeproperty.com.



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm.