

PUBLIC AUCTION

AMV: €150,000

File No. c409.CM



61 South Street (Known as The Cloth Hall) New Ross, Co. Wexford

**Thursday 10th October, 2019 at 3 p.m. in our
Auction Rooms, Commercial Quay, Wexford**

- A landmark commercial property, with a pivotal position at a busy junction between South Street & Charles Street in New Ross town centre.
- Offering extensive accommodation – 3 storeys over basement with retail over ground and first floor.
- Extends overall to c. 246 sq.m. / 2,648 sq.ft (132 sq.m. retail).
- Viewing is strictly by prior appointment with the sole selling agents only, contact Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

Location:

New Ross town is situated in south-west County Wexford, located on the River Barrow, approximately 20km from Waterford City. In 2016 Census it had a population of 8,040 people. The subject property is situated at a busy junction in the town centre with dual street frontage onto both South Street and Charles Street. It occupies a prime position, highly visible and with huge potential. Adjoining occupiers include; O'Briens Sandwich Bar, Sam McCauley Pharmacy, AIB, Permanent TSB, Sheridan Insurances, Vodafone, Eir, etc.

Description:

No. 61 South Street offers three floors over basement. There is retail on ground and first floor and excellent storage. The property is presented generally in good order. It has been trading for decades as 'The Cloth Hall'. We understand the roof was replaced approximately 10 years ago. There are large display windows, fronting onto both South Street and Charles Street. This property has huge potential and would be suitable for a variety of uses. Accommodation is as follows:

Accommodation:

Ground Floor	c. 68 sq.m.
First Floor	c. 64 sq.m.
Second Floor	c. 60 sq.m.
Basement	c. 54 sq.m.

Approximate Total Floor Area: c. 246 sq.m. / 2,648 sq.ft.

Please note total retail area extends to c. 132 sq.m. / 1,421 sq.ft. (over ground and first floor)



Local Authority Rates:

We understand the local authority rates for 2019 are in the region of €4,200.

The property is listed as a protected structure in the New Ross Town & Environs Development Plan 2011-2017 (as extended). RPS No. NR0163. NIAH No. 15605053

BER:

For building energy rating purposes, the property is exempt.

Zoning:

The property is located within an area Zoned as Town Centre (TC) in the New Ross Town & Environs Development Plan

Features:

Prominent Location
High profile property.
3 storeys over basement
Excellent retail area.
Large display windows
Much potential

Outside:

Dual street frontage.

Services:

All main services.

Directions:

Proceed along The Quays in New Ross Town turning right up along Charles Street and the property for sale is at the end of Charles Street, on the left hand side, on this prominent position directly fronting South Street and Charles Street (For Auction Boards). Eircode: Y34 HY92

Viewing:

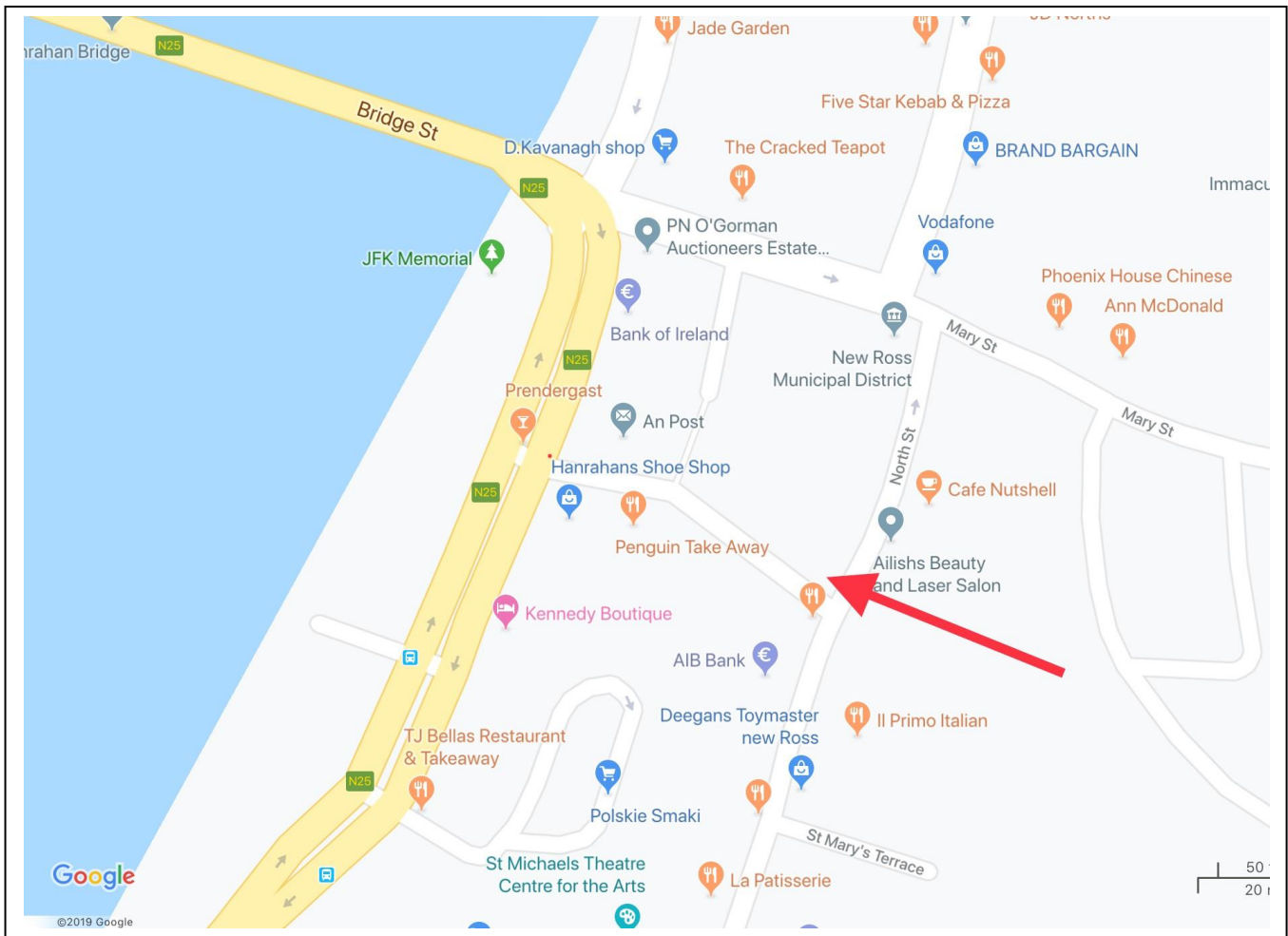
Strictly by prior appointment with the sole selling agents only. Contact

Kehoe & Assoc.

Commercial Quay,
Wexford

Tel: 053 9144393

Email: sales@kehoeproperty.com



Kehoe & Assoc.,
 Commercial Quay,
 Wexford 00353 (0)53 9144393
www.kehoeproperty.com
 Email: sales@kehoeproperty.com

PSRA Registration No.: 002141



AUCTIONEERS & VALUERS

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