

PUBLIC AUCTION

AMV: €495,000

File No. a018.CM



**For sale by Public Auction on Thursday 2nd April, 2020 at 3 p.m. in our
Auction Rooms, Commercial Quay, Wexford
(Unless Previously Sold)**

**‘The Frying Irishman’, Castlebridge, Wexford
For sale as a going concern**

- Thriving Restaurant/Fast Food/Take –Away business.
- Well-run with exceptional turnover figures & profit margin.
- High profile position in Castlebridge Village.
- Fully fitted and in excellent condition.
- Renowned business on national level, with superb reputation
- For further details and appointment to view contact the sole selling agents Kehoe & Assoc. at 053 9144393 or sales@kehoeproperty.com



**Kehoe
& ASSOC.**

LOCATION

‘The Frying Irishman’ is situated on a pivotal site in the centre of Castlebridge Village, in a high profile position – only 5 minutes’ drive from Wexford Town Centre. Castlebridge Village has expanded significantly over recent years and local amenities include; Centra Supermarket/Forecourt, post office, pharmacy, Porter House Public House, etc. Other amenities include community centre, primary school and churches. There are a high number of completed residential developments within the immediate locality including The Cloisters, Elderwood, Foxborough, Rectory Hall, Woodview, Willow View, etc.

‘The Frying Irishman’ is perfectly positioned from a trading perspective, directly facing the R741 Wexford to Gorey Road.

Wexford is the County Town with an urban population in the region of 20,000 people, (Source: CSO Census 2016). County Wexford at the same Census had an overall population of 149,605.



DESCRIPTION

‘The Frying Irishman’ is a thriving restaurant/fast food/take-away business, with an excellent reputation – on a national level. This business has been owner operated for almost four decades. The building extends to approximately 195 sq.m. / 2,100 sq.ft. The property is of traditional construction built in 1994. It is of steel frame construction with concrete block infill walls. There is the benefit of all mains services and bulk gas tank for heating and cooking. Outside there are 8 car parking spaces and common use of car parking area. At first floor level there is full planning permission for a 2 bed apartment and this is currently used as a seating area/store and office.

ACCOMMODATION

Ground Floor

Restaurant Area	c. 9.4 sq.m./640 sq.ft.	With tiled floor, suspended ceiling with fluorescent strip lighting. Accommodation for 40 covers. Double door entrance to car park via a footbridge and single door entrance to street.
Ladies & Gents W.C.	c. 15 sq.m./161 sq.ft.	
Kitchen Area	c. 29.7 sq.m./320 sq.ft.	With tiled floor, fully fitted with display fridges, 5-door under counter storage & ice box, set of bain-marie including chip dump with heated lamps. Milk shake machine, food warmer, burger shoots, water boiler, cash register, etc. Specialised equipment including Henny Penny 520 pressure fryer, 3-pan deep Frymaster fryer and single unit Frymaster electric fryer. Other equipment included, mirror griddle and insulated food container unit incorporated in hot tables
Rear Hallway	8.165sq.m./90 sq.ft.	With tiled floor
Staff W.C.		
Prep Rooms	c. 17 sq.m./185 sq.ft.	With tiled floor, stainless steel table with shelving, Jemi dishwasher, twin deep-sink unit with draining board. Walk-in Deep Freeze, Pizza Machine & Wery gas hob. Stainless steel canopy. Door to outside rear yard.
Cold Room	c. 4 sq.m /43 sq.ft.	
First Floor		
Entrance via stairs from main restaurant and also private entrance to street with full planning permission for a 2 bed apartment. Currently laid out open.		
Seating Area	c. 34.15 sq.m./367 sq.ft.	With laminate floor and table accommodation. Door to:
Office Area	c. 8.01 sq.m./86 sq.ft.	
Store	c. 24.41 sq.m./262 sq.ft.	With laminate floor.

Total Floor Area: c. 195 sq.m. / 2,100 sq.ft.



Services: We understand that all main services are connected to the property. There is a gas bulk tank for heating and cooking.

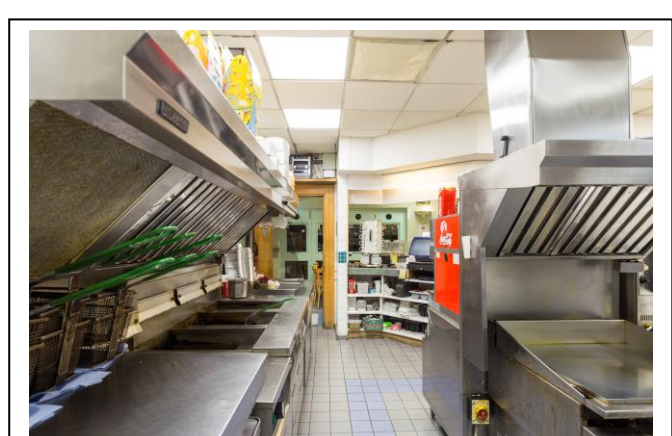
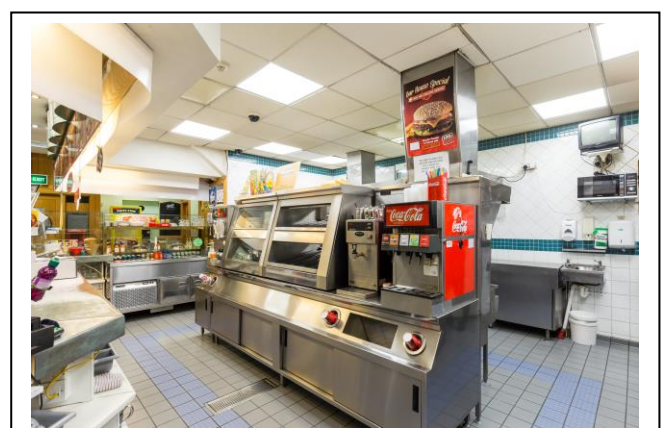
Local Authority Rates: We understand the Local Authority Rates for 2020 are in the region of €4,420.

Viewing: By prior appointment. To arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email: sales@kehoeproperty.com.

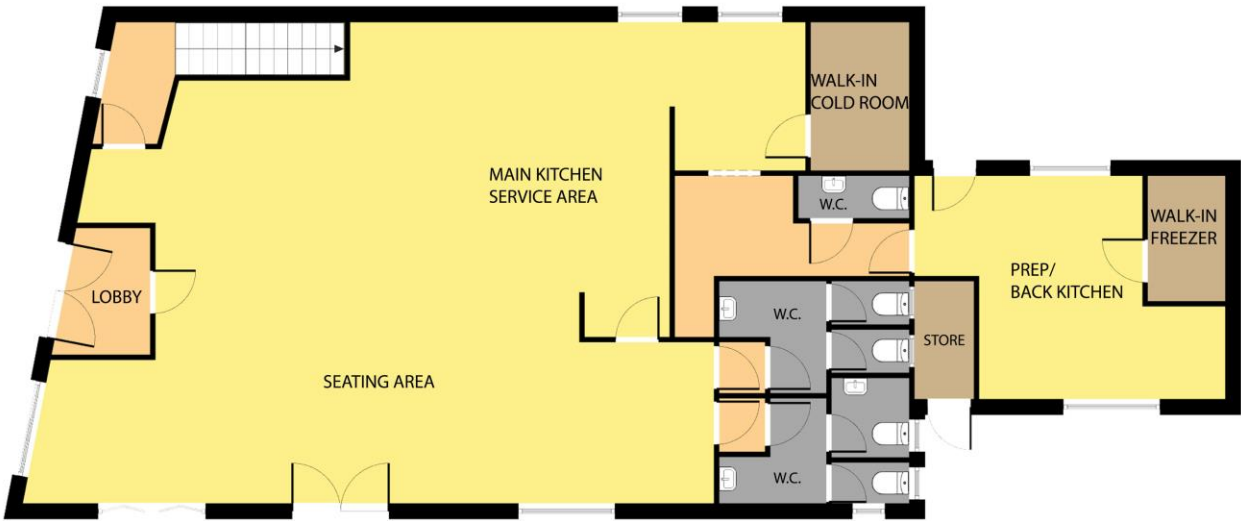
Turnover Figures: Further details upon request.

Legal: Ebrill Solicitors, Third Floor, Iberius House, Common Quay Street, Wexford

Directions: From Wexford proceed over the bridge and follow the R741 directly into Castlebridge Village. 'The Frying Irishman' is situated directly in front of you, in the centre of the village at the busy junction between the R741 & the Castlebridge/Crossabeg road. Eircode: Y35 Y240



GROUND FLOOR

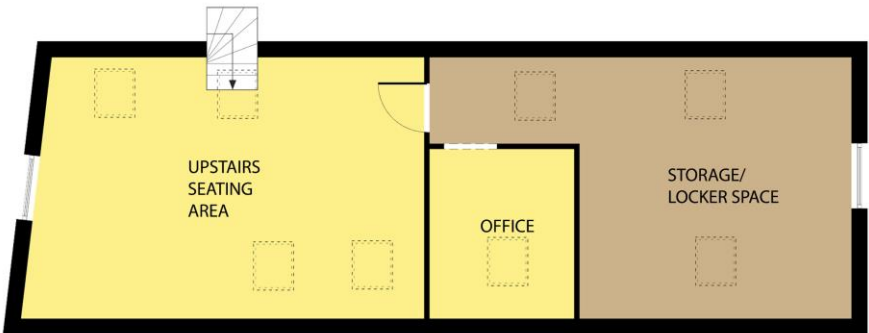


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR

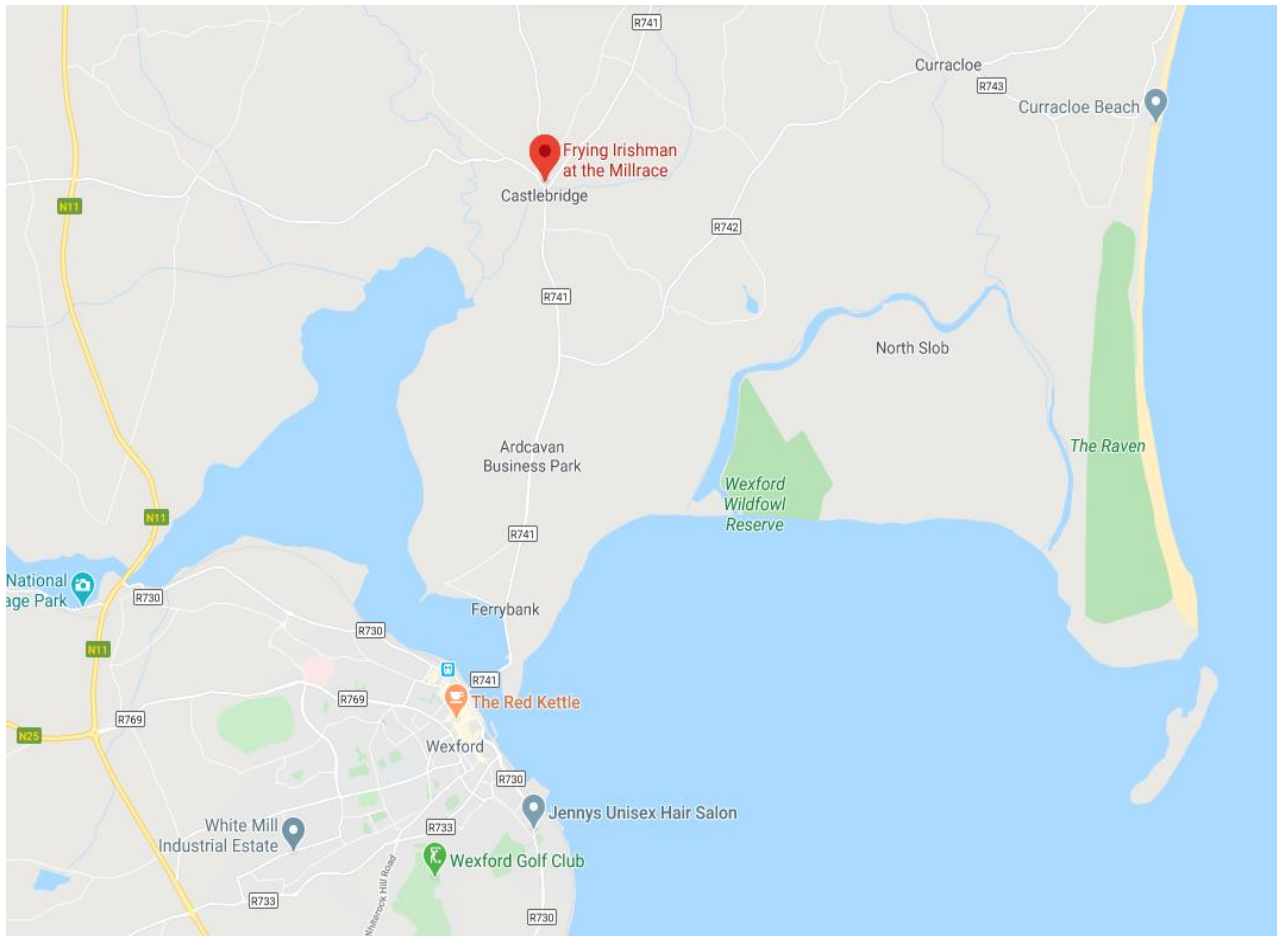


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LOCATION MAP



Building Energy Rating (BER): B2

VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
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053 9144393
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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. PRSA No. 002141