

For Sale by Private Treaty

AMV: €225,000

File No. c535.CM



Industrial Unit at Kilcannon, Old Dublin Road, Enniscorthy, Co. Wexford

- c. 14,305 sq.ft. / 1,329 sq.m industrial property set close to Enniscorthy town.
- Set on c. 1.2 acres – a level site with an extensive hardstand area to front and rear.
- With the benefit of full planning permission for various extensions and reconfigurations – Planning Registration No. 20191026
- Excellent location, only a few minutes 'drive from the M11 Motorway connection.
- For further details contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or email: sales@kehoeproperty.com



**Kehoe
& ASSOC.**

LOCATION

The subject property is located just off the Old Dublin Road at Kilcannon in Enniscorthy, Co. Wexford. It is in a highly accessible location, only a few minutes' drive from Enniscorthy town centre and very convenient to the new M11 Motorway. This area of County Wexford is now within 1 hours driving distance of Dublin. This is an established business location, close to all amenities. The subject property is set back from the public road and accessed via a shared roadway.



GENERAL DESCRIPTION

This is a former sawmills premises extending to c. 1,329 sq.m. / 14,305 sq.ft. It stands on a large, level site extending to c. 1.2 acres or thereabouts. There is a perimeter security fencing along one side and an extensive hardstand area to the front and to the rear. Planning permission has been obtained for some extension and reconfiguration of the subject property. This was granted by Wexford County Council on the 10th January, 2020 under Planning Application No. 20191026. The proposed development is as follows:

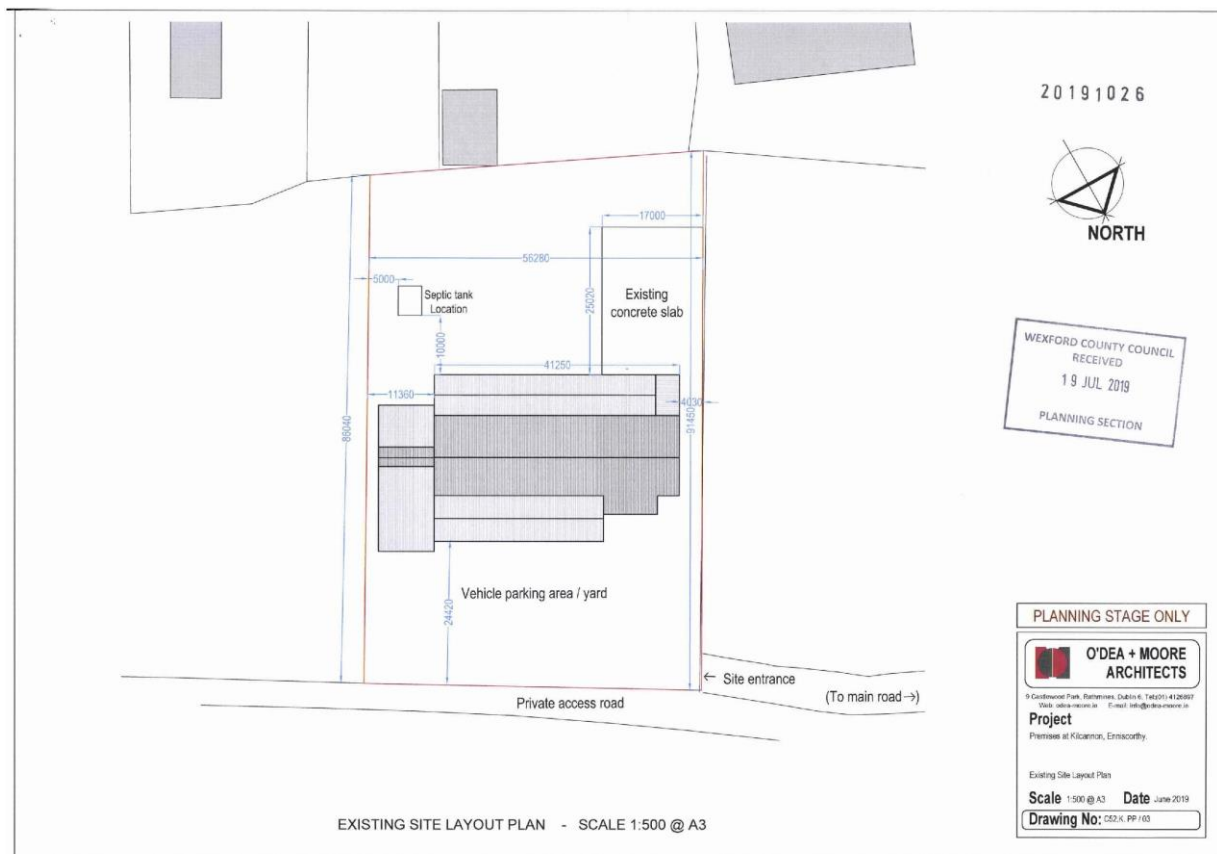
1. Demolition of 205 sq.m. at east side and 91 sq.m. at west side of building.
2. Upgrade of wall cladding from single skin to insulated composite panels (including new window and door positions).
3. New roof with altered profile including increased height to 10.4 m (from 5.8m), and integral translucent panels. Also 16.56 sq.m. of photo voltaic panels on rear (south side).
4. New 37 sqm. Single storey extension at north-west corner of building.
5. Reconfigured internal administration area including new first floor area (83 sq.m.).
6. New boundary fence with 2 gates to front (north).



FOR FURTHER INFORMATION:

Contact the sole selling agents, Kehoe & Assoc. at 053 9144393. By prior appointment.

DIRECTIONS: In Enniscorthy town proceed to the Blackstoops Roundabout at Donohoe's BMW. Turn right onto the Old Dublin Road, proceed along here passing the Campus Service Station on the right. Continue until you come to the John Deer Dealership/Templetuohy Farm Machinery on the right hand side. Take the immediate right turn after. There are two roads directly in front of you, keep to the right and the property for sale is up here approximately 250m on the right hand side (For Sale sign). Eircode: Y21Y635



Building Energy Rating (BER): G
Performance Indicator: 859.16 kWh/m²/yr

BER No. 800688590

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

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
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. PRSA No. 002141