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Long established, popular Licensed Premises of character, for sale by Private Treaty
On the basis of transfer of shares in Taja Limited.

RACKARD'S,
23 RAFTER STREET, ENNISCORTHY. CO. WEXFORD.



Rackard's is one of the most successful Licensed Houses in Enniscorthy, located at the upper end of this busy town and enjoying a long established food and beverage business under the personal management of the vendor Mr. Bobby Rackard. The property has recently been refurbished to a very high standard and has the benefit of a 3-bed Duplex Apartment overhead. Smoking Patio and enclosed rear yard and outside lofted Store. Certified turnover & freehold title.



Front Lounge Bar counter.



View of back Lounge/ Restaurant Section

ACCOMMODATION SCHEDULE:

Front Lounge Bar/Restaurant;	510 sq.ft.	47.42m2.
Snug #1; 2.212m x 1.2812m. Snug # 2; 3.097m x 2.533m		
Back Lounge/Restaurant;	734 sq.ft.	68.14m2.
Recessed Snug;	128 sq.ft.	11.86m2.
Ladies and Gents Toilets.		
Catering Kitchen with Coldroom;	449 sq.ft.	41.68m2.
Service Lobby/exit to Smoking Patio;	108 sq.ft.	10.02m2.
Dry goods store and staff toilet off.		



Part of back Lounge internal view.



View of **Smoking Patio/Conservatory**. 416 sq.ft. 38.64m².

Outside:

Enclosed, cobble-locked Yard with vehicular entrance; 1,653 sq.ft. 153.60 m².

Store Building; 444 sq.ft. 41.21m². Boiler house with 'Viemann' gas fired boiler.

Inner Yard; 248 sq.ft. 23.01m².

Upper Floor; (separate entrance from Rafter Street)

Pub Office; 189 sq.ft. 17.60m². Store Room; 63 sq.ft. 5.89m².

3-bed Duplex Apartment, with two bathrooms, kitchen and dining room.

VIEWING: By prior appointment only. PRICE: On application.

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35 LR. PEMBROKE STREET, DUBLIN 2