

## FOR SALE

*ON THE BASIS OF TRANSFER OF SHARES IN TAJA LIMITED*

LONG ESTABLISHED, POPULAR LICENSED PREMISES OF CHARACTER

## 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.





<b>ACCOMODATION:</b>	<b>SQ.FT.</b>	<b>M<sup>2</sup></b>
Front Lounge Bar/Restaurant	510	47.42
Snug #1; 2.212m x 1.281m		
Snug #2; 3.097m x 2.533m		
Back Lounge/Restaurant	734	68.14
Recessed Snug	128	11.86
Ladies and Gents Toilets		
Catering Kitchen with Coldroom	449	41.68
Service Lobby/exit to Smoking Patio	108	10.02
Dry goods store and Staff Toilet off		
Smoking Patio/Conservatory	416	38.64



**ACCOMODATION:**

Outside

Enclosed, cobble-locked Yard with a vehicular entrance

Store building

Boilerhouse with 'Viemann' gas fired boiler

Inner Yard

Upper Floor: (seperate entrance from Rafter Street)

Pub Office: 189 sq.ft. 17.60m<sup>2</sup>. Store Rooms; 63 sq.ft. 5.89m<sup>2</sup>

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

**SQ.FT.**

**M<sup>2</sup>**

1,653

153.60

444

41.21

248

23.01

**VIEWING:** By Prior Appointment Only.

**PRICE:** On Application.