

RICS Registered Valuer, PSRA Licence No: 003582.

FOR SALE

ON THE BASIS OF TRANSFER OF SHARES IN TAJA LIMITED

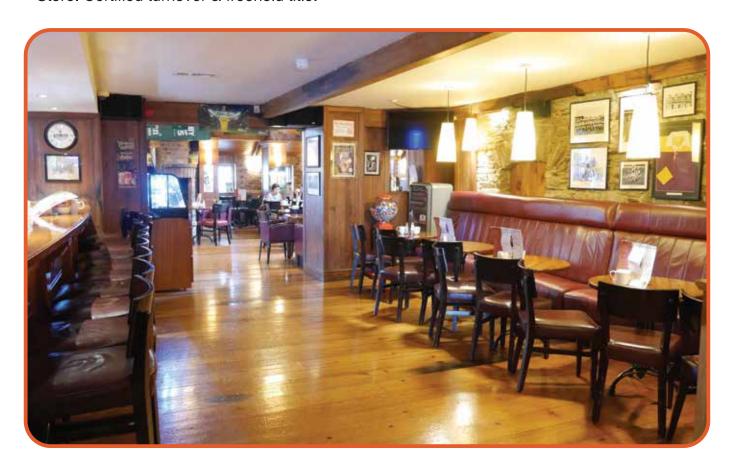
LONG ESTABLISHED, POPULAR LICENSED PREMISES OF CHARACTER

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.











ACCOMODATION:	SQ.FT.	M ²
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:	SQ.FT.	M ²
Outside		
Enclosed, cobble-locked Yard with a vehicular entrance	1,653	153.60
Store building	444	41.21
Boilerhouse with 'Viemann' gas fired boiler		
Inner Yard	248	23.01

Upper Floor: (seperate entrance from Rafter Street)

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

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

VIEWING: By Prior Appointment Only.

PRICE: On Application.





