

Residential Licensed Premises of Character on c. 0.75 acre with spacious private carpark, in strategic trading position, with excellent re-development potential.

**'THE RAILWAY INN'**

**BALDWINSTOWN, CO. WEXFORD.**

**FOR SALE BY PRIVATE TREATY.**



These extensive, traditional style Premises, with Guest accommodation are located in a prominent corner trading position in the centre of Baldwinstown, Co. Wexford. The property has the benefit of a large, enclosed private car park at the rear, and is approximately 10 minutes from Kilmore Quay and about 20 minutes from Wexford Town, in the heart of the popular 'Sunny South East.

Extending to c.  $\frac{3}{4}$  acre, in an attractive village setting, the property has significant Residential development potential. The premises have extensive business space, together with recently refurbished residential accommodation on the upper floor, the latter with independent halldoor access. There is a highly popular all-year business enjoyed within the spacious retail areas, augmented by first-class outside beergardens/ smoking patios. Very extensive car parking facilities.

Wexford Town. 14km. Kilmore Quay. 7 km. Wellington Bridge. 2 km.

Registered in Ireland No. 125593 PSRA Licence No: 003582 VAT No. 4817727P  
John P. Younge. FCSI. FRICS. MCI Arb.

<u>Accommodation schedule:</u>	m2	sq.ft.
Lounge Bar;	125.93	1,356
Public Bar;	88.58	953
Lobby with Ladies & Gents Toilets.		
Poolroom; with service hatch to Bar,	22.73	245
Store off lounge;	4.06	44
Store;	13.41	144
Coldroom;	5.94	64
Catering Kitchen;	24.33	262
Chef's office;	4.23	45
<u>Living accommodation, Ground Floor:</u>		
Domestic Kitchen;	20.10	216
Outer Kitchen;	9.23	99
<u>Upper Floor:</u>		
Resident's Lounge;	12.38	133
Bedroom;	23.05	248
Bedroom;	11.39	123
Kitchenette;	10.68	114
Bathroom with Bath, pedestal w.b. w.c. Hotpress.		



View of Lounge Bar/Function Room.



**View of Public bar.**

**Accommodation, continued:**

**m2**

**sq.ft.**

**Outside:**

**Service compound with Boilerhouse.**

**Private office;**

**5.06**

**54**

**Sun Room;**

**34.19**

**368**

**Outside Snug;**

**17.78**

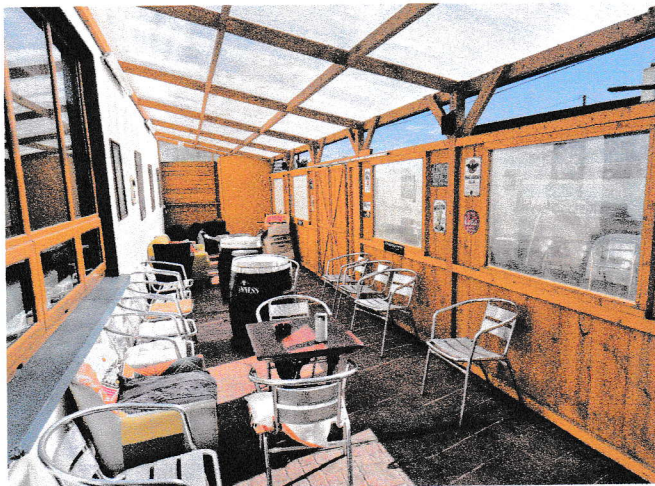
**191**

**Smoking patio at rear;**

**11.03**

**119**

**Extensive Car park with entrance from side street.**



**View of Sun Room.**



**View of Guest Bedroom.**



**View of back of the premises and part of the car park.**

**Viewing: Strictly by prior appointment with the selling agent.**

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