

FOR SALE

AMV: P.O.A

File No. E603.KD



Former Financial Services Building, Gurteenminogue, Murrintown, Co Wexford

- Exceptional investment opportunity being sold with vacant possession.
- Formerly in Financial Services use extending to approximately 343 sq. m. / 3,692 sq. ft.
- Estimated Rental Value of €35,000 per annum.
- Comprising ground floor and first floor office accommodation, with ample back-office storage and a safe room.
- Existing authorised planning use for financial / commercial use.
- Opportunity for dental surgery or GP surgery strictly subject to necessary planning consents.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

The property occupies a prominent and highly accessible position at Gurteenminogue, Murrintown, Co. Wexford, within the established village centre and an established commercial and community setting. Murrintown is a well-established settlement serving a substantial surrounding rural hinterland and benefits from a range of local retail, community, educational and service amenities.

The property enjoys convenient connectivity to Wexford town and the wider road network, providing straightforward access for both customers and staff. Its position within the village, together with its established commercial profile and accessibility, makes the property particularly well suited to an owner-occupier, professional practice, financial services provider or other commercial occupier seeking a visible and accessible premises outside the larger urban centres.



Description: The property comprises an established commercial premises which has historically operated as a credit union and is therefore particularly suited to customer-facing and professional uses. The building presents a practical and adaptable configuration, incorporating reception/customer areas together with office accommodation and ancillary staff and service facilities.

The existing layout provides a strong basis for continued financial, professional or office use, while its configuration and established commercial character may also appeal to occupiers seeking premises capable of adaptation to their operational requirements, subject to all necessary planning and statutory consents.

The property benefits from its established presence within Murrintown and offers an attractive combination of accessibility, prominence and functional commercial accommodation. It represents an excellent opportunity for an owner-occupier or investor seeking a well-located commercial asset serving both the village population and the wider surrounding catchment.



Opportunity: The property offers an excellent opportunity for adaptation to a healthcare or medical use, subject to planning permission and all other necessary statutory and professional consents. Its established commercial format, accessible village location and existing customer-facing accommodation provide a strong foundation for use as a GP surgery, dental practice, medical clinic, physiotherapy practice or other healthcare facility. The existing building has the characteristics that can readily lend themselves to the creation of reception and waiting facilities, consultation or treatment rooms, administrative offices and ancillary staff accommodation, strictly subject to detailed design, planning and compliance with the relevant healthcare, accessibility, fire-safety and building-control requirements.

Its location within Murrintown also provides an attractive base from which to serve the established local population and surrounding rural catchment. The combination of a prominent village position established commercial premises and the scope to configure the accommodation around the requirements of a modern medical or dental practice makes the property a particularly interesting opportunity for healthcare operators, practitioners and investors. The property could therefore provide a strong platform for the establishment of a modern GP, dental or allied healthcare practice, with the precise use and any required alterations to be agreed with the relevant authorities and subject to the necessary planning and statutory consents.



ACCOMMODATION

Front Building

Ground Floor

Entrance	3.70m x 2.90m
Toilet	1.08m x 2.10m
Front Desk area	8.90mx 3.76m

Main Office Area

Section 1	5.60m x 2.29m
Section 2	3.50mx 3.10m
Comms Room	1.95m x 3.10m
Office 1	2.70m x 2.90
Office 2	3.09m x 3.09m
Toilet	0.80mx 2.00m
Kitchen	2.46mx 2.24m
Safe Room	4.71m x 2.26m
Storage Room	2.29m x 1.93m
Hall	1.14m x 6.00m

First Floor

Landing	1.54m x 4.99m
----------------	---------------

Main Office Area

Section 1	5.00m x 6.29m
Section 2	8.48m x 6.10m
Toilet	1.98m x 1.45m
Kitchen	4.99m x 3.67m
Storage	3.10m x 4.49m

Back Building

Ground Floor

Main office Area	4.35m x 4.54m
Toilet	1.00m x 2.34m
Safe Room	Total 13.51 sq.m

First Floor

Landing	2.03m x 3.56m
Main Office	4.66m x 4.44m

Total Floor Area: c. 343 sq. m. / 3,692 sq. ft.







Features

- Prominent location in the heart of Murrinctown
- Within 10 minutes drive to Wexford town
- Immediate occupation
- Surrounded by residential
- Ample on street parking

Services

- Broadband available
- ESB
- Mains water
- Mains drainage
- Septic tank drainage

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode Y35 AE35





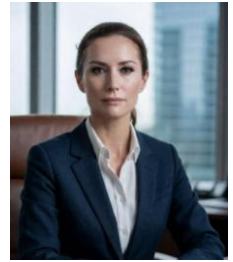
Floor 0



Floor 1

Building Energy Rating (BER): C
BER No. 801186743
Energy Performance Indicator: 240.21 (kWh/m²/yr)

VIEWING: Strictly by prior appointment with the sole selling agents.



Selling Agent: Kate Doyle
Email: kate@kehoeproperty.com
Phone: 087 4867175

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. PRA No. 002141