

# TO LET

## PRIME RETAIL UNIT AT No. 7 SOUTH MAIN ST., WEXFORD

Rent: €45,000 p.a. (Exclusive)

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS

File No. 5989.CM



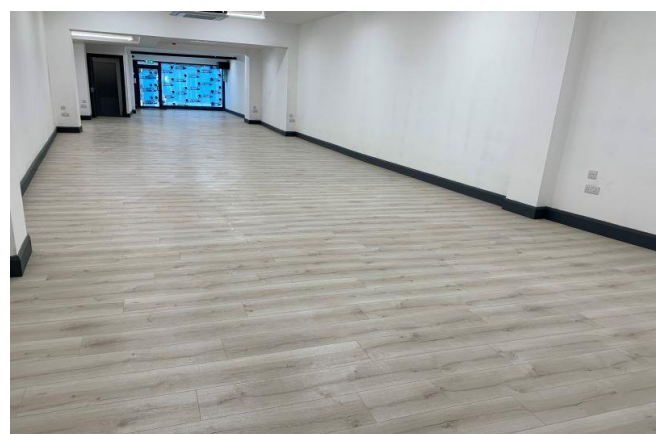
- The best retail pitch in Wexford Town – directly adjacent to Boots.
- Superb, absolutely prime retail unit extending to c. 122 sq.m. with additional basement extending to c. 110 sq.m.
- Completely refurbished with excellent floors, ceilings, lighting and large display windows.
- Ready for immediate occupation and this letting offers an exceptional opportunity to join the many indigenous, national and international retailers in Wexford Town Centre.
- Extensive basement with rear pedestrian access.
- Adjacent retailers include; Penneys, Carrig Donn, Flying Tiger, DV8, JD Sports, Sports Direct, etc.
- To arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 9144393.

## LOCATION

This is probably the best retailing pitch in Wexford Town Centre. It is directly adjacent to Boots, opposite JD Sports, Vila, Flying Tiger and close to Lifestyle Sports, Penneys, Sports Direct, etc. This is the busiest portion of Wexford's pedestrianised street. It is close to the junction between Anne Street and Wexford's North Main Street / South Main Street.

## ACCOMMODATION

Ground Floor Retail Area	c. 122 sq.m.	This excellent retailing space is presented in superb condition. It has been fully refurbished & refitted and it is ready for immediate occupation.
Basement Level	c. 110 sq.m.	With extensive head room. There is direct access from the basement to the rear – ideal for deliveries.



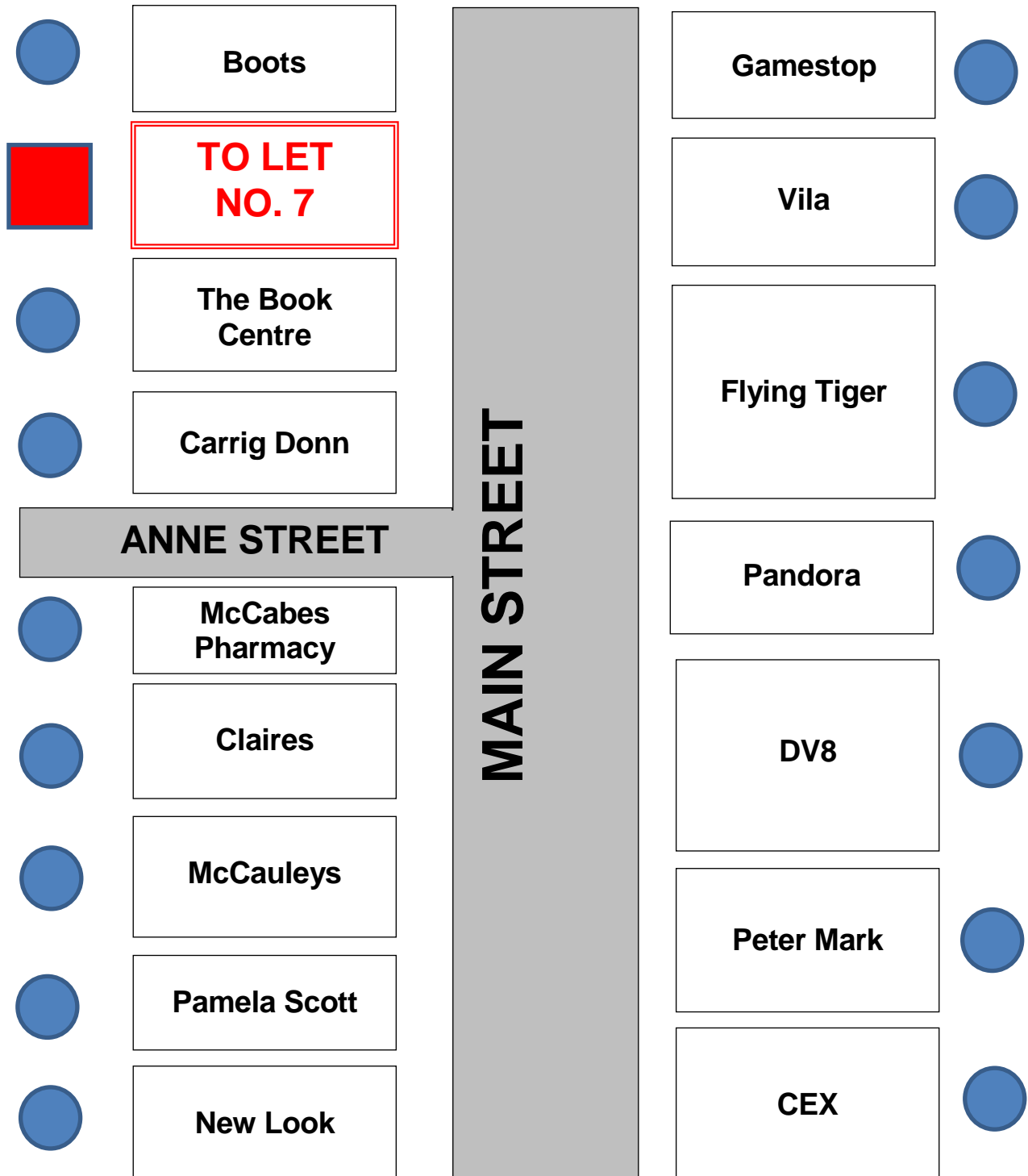
**SERVICES:** Mains water, mains electricity, mains drainage.

**RATEABLE VALUATION:** 29200. The ARV for 2020 determined by Wexford County Council is 0.246. Therefore the annual commercial rates on this unit is €7,306.

**DIRECTIONS:** In Wexford proceed up Anne Street, turn left onto Wexford's South Main Street and the subject property is approximately 40m on the left hand side (To Let board).

**VIEWING:** Strictly by prior appointment with the sole letting agents.

# WEXFORD TOWN LOCATION MAP



# BASEMENT PHOTOS



## **VIEWING:**

Strictly by prior appointment with the sole letting agents,  
Kehoe & Assoc. 053 9144393

Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)

**BER: D2**

**BER No.** 800084196

**Performance Indicator:** 895.14 kWh/m<sup>2</sup>/yr



**AUCTIONEERS & VALUERS**

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.