

TO LET

**FORMER 'TRADE WINDS'
NO. 27 SELSKAR STREET, WEXFORD**

Rent: €20,000 p.a. (Exclusive)

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. c718.CM



- ❖ An excellent fully-fitted retail unit situated close to Dunnes Stores, McCauleys, etc.
- ❖ Presented in excellent condition, extending to c. 95 sq.m. / 1,022 sq.ft. of retail space.
- ❖ Ancillary accommodation including office, w.c., and extensive storage at first floor level
- ❖ Excellent floors, ceiling, lighting, large display windows, complete with window shutter
- ❖ Ready for immediate occupation and offers an excellent opportunity to commence trading in this high profile position on Selskar Street, close to North Main Street & Redmond Square.
- ❖ Adjacent retailers include; Greenacres, Shaws, Sam McCauleys, Dunnes Stores, Iceland, Bambino's, etc.
- ❖ To arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 9144393.

LOCATION: Situated on Selskar Street, adjacent to Bambino's, Burger Mac and close to Paddy Powers & Dunnes Stores. This is an excellent position. It is situated close to Dunnes Stores / Sam McCauleys / Redmond Square and on this busy route into North Main Street with Greenacres, Shaws & The Bull Ring. The property is directly fronting Selskar Street with approximately 6m street frontage.

ACCOMMODATION

Retail Unit 95 sq.m.

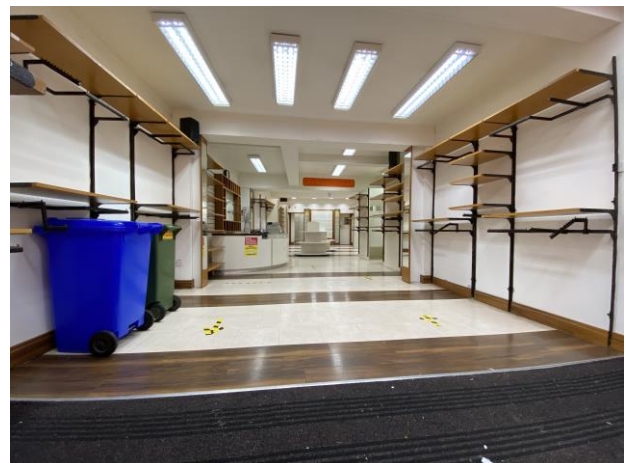
Office/Store/W.C. 30 sq.m.

First Floor

Store/canteen Area 48 sq.m.

Total Floor Area: c. 173 sq.m. / 1,862 sq.ft.

SERVICES: Mains water, mains electricity, mains drainage, backup generator available.



RATABLE VALUATION: 22,700. The ARV for 2021 determined by Wexford County Council is 0.246. Therefore the annual commercial rates on this unit is €5,584.

DIRECTIONS: In Wexford town proceed to Redmond Square and turn left onto Selskar Street. Pass Paddy Power Bookmakers and Burger Mac on the right-hand side. The property to let is just here on the right-hand side, No. 27 Selskar Street (To Let boards)



Building Energy Rating (BER): D2
BER No. 800792848
Energy Performance Indicator: 241.47 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole letting agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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. PRSA No. 002141