

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.



RATALE 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 selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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