

TO LET

RETAIL UNIT, DUNCORMICK, Co. WEXFORD

Rent: €9,600 p.a. (Exclusive)

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

File No. c894.CM



- Once thriving, this unit offers exceptional business potential.
- Extending to c. 128 sq.m / c. 1,379 sq. ft. This property has two entry points at the front and one at the rear
- Flexible lease terms available
- Local authority rates. Valuation office reference number 2009199. Net annual Valuation (NAV) of this property is €6,100. The annual rate of valuation (ARV) determined by Wexford County Council in 2021 is 0.246. Therefore the current annual rate on this premises is €1,501.
- For further details contact the sole letting agents, Kehoe & Assoc. at 053 9144393 or email sales@kehoeproperty.com



Kehoe & Assoc.

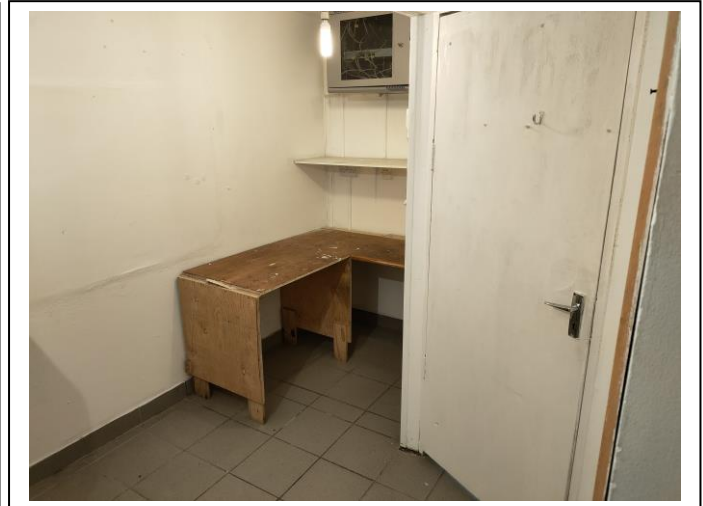
Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

LOCATION:

The subject property is located in Duncormick Village on the R736, linking Wellingtonbridge to Bridgetown and surrounding Kilmore area. Duncormick is surrounded by beaches including Bannow Bay, Cullenstown and Kilmore Quay, one of the largest fishing harbours in the country. The village of Duncormick has a church, car dealership and an agricultural machinery sales business. Renowned licenced premises, Sinnotts public house is expected to reopen within the coming months.



ACCOMMODATION

Open Retail Area	19.56m x 5.33m
Office / W.C Area	2.24m x 3.62m
Store Room	5.42m x 2.90m

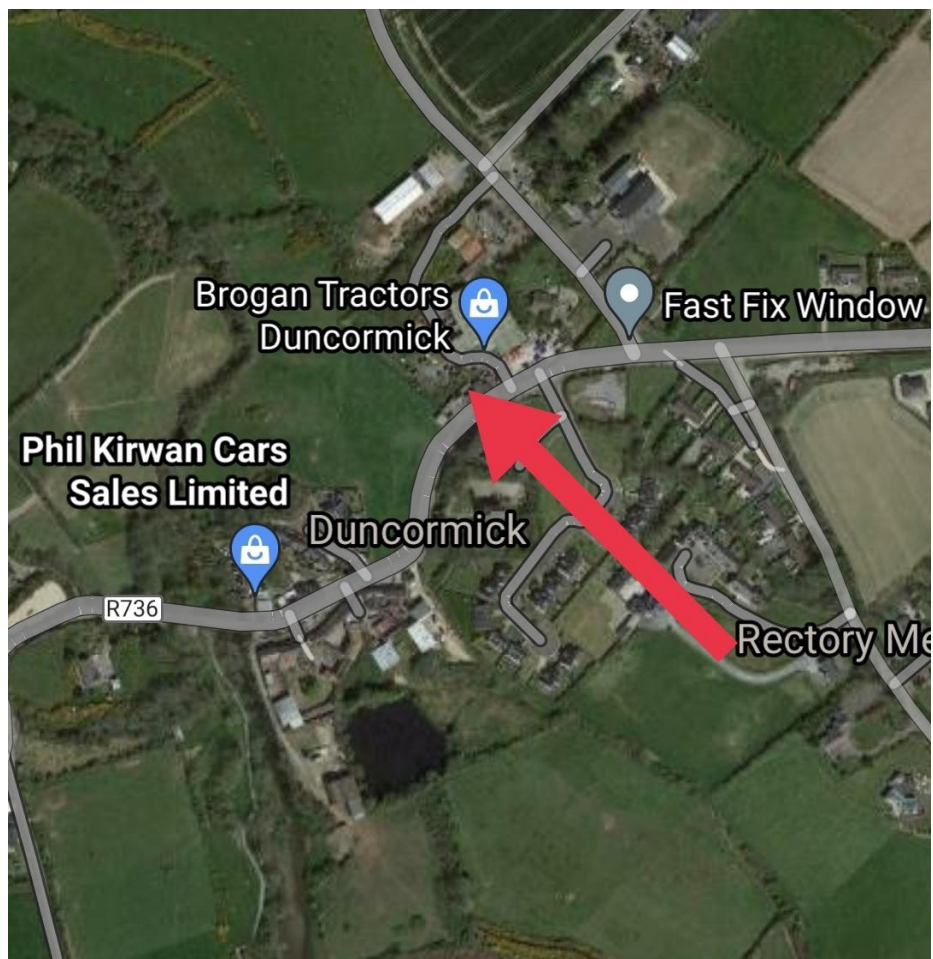
Total Floor Area c. 128 sq.m / c. 1,379 sq.ft

SERVICES: Mains water, mains sewage and ESB

RATES: Local authority rates. Valuation office reference number 2009199. Net annual Valuation (NAV) of this property is €6,100. The annual rate of valuation (ARV) determined by Wexford County Council in 2021 is 0.246. Therefore the current annual rate on this premises is €1,501.



LOCATION MAP



DIRECTIONS: From Whitford House Hotel proceed out the New Line Road(R733) for approximately 11km. Take a left immediately after The Coach Inn. Proceed for 4.2km and turn left at the T junction. Proceed for 2.9km into the village of Duncormick and turn right. Proceed for 200m, the unit is on the right-hand side. **Eircode: Y35 N236**

VIEWING:

Strictly by prior appointment with the sole letting agents,

Kehoe & Assoc. 053 9144393

Email: sales@kehoeproperty.com

Building Energy Rating (BER): C1

BER No. 800820847

Performance Indicator: 445.39 kWh/m²/yr



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.