

TO LET

**C. 56 SQ.M. COMMERCIAL UNIT
THE BULL RING MARKET PLACE,
WEXFORD**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

Rent: €10,000 p.a. (Exclusive)

FILE NO. d188.CM



- ❖ Ideal opportunity to showcase your product or service in a bustling marketplace in what is considered to be the beating heart of Wexford Town.
- ❖ Local authorities plan to revamp this quaint and diverse marketplace location where talented artisans sell their products.
- ❖ Ready for immediate occupancy, suitable for a variety of uses.
- ❖ To arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

GENERAL DESCRIPTION: Fantastic opportunity to acquire this commercial property located in the quaint and diverse Bullring Marketplace. Formerly occupied by Furlongs Family Butchers, the unit was used for food processing but would be suitable for many uses. It comprises an open plan floor area extending to c 39 sq.m. / 420 sq.ft. and a cold room / store room extending to c. 17 sq.m. / 183 sq.ft. There is also an overhead storage space with stairs access which extends to c. 6 sq.m. / 65 sq.ft. The unit has a tiled floor throughout and is equipped with a corner sink.

The marketplace was erected in the late 18th century. Local authorities plan to revamp the marketplace area. Some amendments include upgrading paving, upgrading street lighting, displaying public art and providing street furniture. The feature which is most likely to attract even more footfall to this bustling area will be the installation of a glass roof over the market buildings. This is an ideal opportunity to showcase your product or service.

Dimensions

Open Plan Area	8.84m x 4.43m	With tiled floor
Store room/Cold room	4.27m x 3.87m	With tiled floor

Total Floor Area: c. 56 sq.m. / 603 sq.ft.



DIRECTIONS: From Wexford Quay, turn down Common Quay Street at The Bank of Ireland. The Bullring Marketplace is 100m on your right-hand side. It is the last unit beside the Bullring. 'To Let' board.

LOCAL AUTHORITY RATES:

The Valuation office reference no. is 5008240. The Net annual Valuation (NAV) of this property is €16,380. The Annual Rate of Valuation (ARV) determined by the Wexford County Council in 2021 is €4,029.48.

Building Energy Rating (BER): Exempt



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

