

TO LET

**No. 21 TRIMMERS LANE WEST,
WEXFORD**

RENT: €15,000 P.A. (EXCL. VAT)

FILE No. D254.CWM

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- An excellent prime retail/office/medical unit, extending to c. 58 sq.m. / 614 sq.ft.
- High profile position adjacent to Wexford Town's Main Street.
- Frontage of c. 3.7m, with large display window.
- Ready for immediate occupation and offers an excellent opportunity to commence trading with high volumes of passing pedestrian traffic.
- Local Authority Rates in 2022: €1,712
- For further detail and to arrange a suitable viewing time, contact the sole letting agents, Kehoe & Assoc. 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford.

Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: kehoeproperty.com

DESCRIPTION

Formerly 'Wedding Day Bridal Boutique', 21 Trimmers Lane West, Wexford offers superb business opportunity for an office, medical centre or indeed retail. Located just off Wexford Town's main street, the property is adjacent to a range of commercial offices and wide selection of restaurants including Green Acres Restaurant & Wine Store, Trimmers Lane Café, Charred Restaurant and Wexford Coffee Roasters. Wexford is a thriving provincial town with a fine mix of international, national and indigenous retailers.

21 Trimmers Lane West is a prime business location with high volumes of passing pedestrian traffic.

The unit is presented to the market in excellent condition with c. 58 sq. m. / c. 614 sq. ft. of floor space, all on the ground floor, incorporating an open plan with storeroom, canteen area and w.c. . Excellent lighting throughout and a suspended ceiling. There is frontage of c. 3.7m with large display windows.

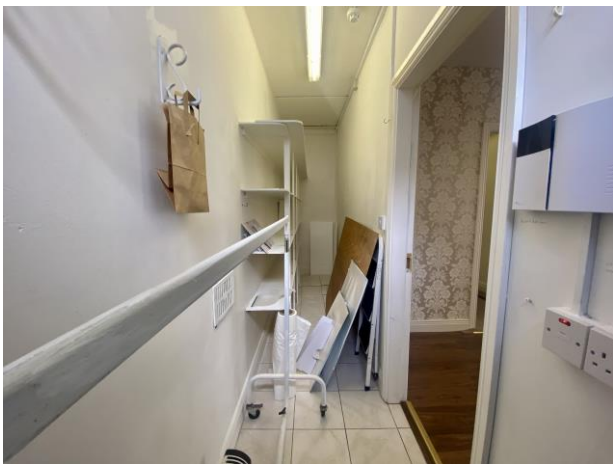
Ready for immediate occupation and offers an excellent opportunity to launch your brand and trade in an area with high volumes of passing pedestrian traffic. The lessee will be responsible for any VAT, local authority rates (property number 2209783, current rates for 2022 €1,712) and usual outgoings.

Local Authority Rates: In 2022 €1,712. Property Number 2209783

Rent: €15,000 (Exclusive of VAT)

Services: Mains Water, mains drainage, storage heaters, alarm.







Building Energy Rating (BER): G BER No. 800872483
Energy Performance Indicator: 892.19 kWh/m²/yr

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

Letting Agent
CATRIONA MURPHY
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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