

# TO LET

## FULLY FITTED RESTAURANT UNIT AT NO. 80 SOUTH MAIN STREET, WEXFORD

Rent: €25,000 p.a (Exclusive)

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. 3900.CM



- ❖ Fully fitted restaurant unit extending to c. 111 sq.m. / 1,195 sq. ft.
- ❖ Located on Wexford Towns busy South Main Street.
- ❖ Restaurant can cater for up to 40 people.
- ❖ Ready for immediate occupancy.
- ❖ Accommodation comprises of restaurant / dining areas, kitchen, wash up area, ladies & gents wc, store room, office.
- ❖ BER: C2      BER No. 800880502
- ❖ For further detail and appointment to view, contact the sole selling agents, Kehoe & Assoc. 053 9144393 or email [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



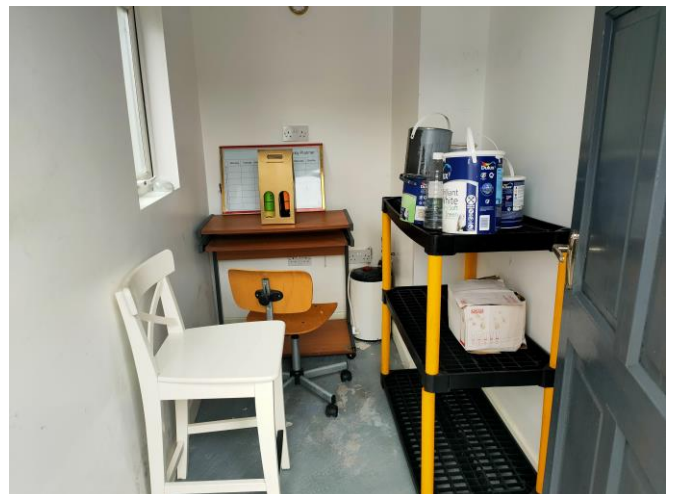
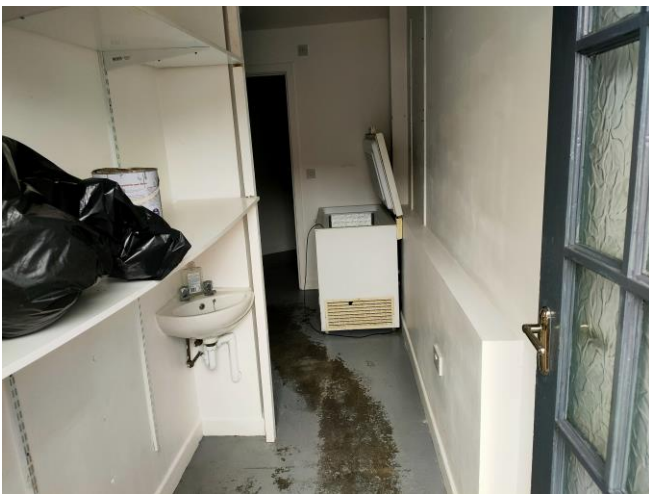
**Kehoe & Assoc.**

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Website: [www.kehoeproperty.com](http://www.kehoeproperty.com)

**General Description:** Kehoe & Associates are delighted to present this fully fitted restaurant unit to the market. The unit is located kerbside, just off Wexford Town's pedestrianised thoroughfare at 80 South Main Street. This area offers high volumes of pedestrian traffic with Paul Quay Car Park, Euro Multi Storey Car Park and South Main Street Car Park all within a few short minutes' walk. Formerly the highly regarded 'Cistin Eile', the unit can cater for up to 40 people and extends to c. 111 sq. m. / 1,195 sq. ft. in total. The unit is presented in fantastic condition throughout and is ready for immediate occupancy.



## Features

- Fully fitted restaurant unit ready for immediate occupancy
- Fantastic condition throughout
- Intake & outtake ventilation system in kitchen (recently installed)
- Ground floor unit extending to c. 111 sq.m. / 1,295 sq.ft.
- Caters for up to 40 people

## Outside

- Rear delivery access from Mary's Lane
- Office
- Store Room
- Gas fired external hot water heater (recently installed)
- Large gas cylinders at back entrance.

## Services

- Mains water
- Mains drainage
- ESB

**Local authority Rates:** Valuation Office Reference Number 2102783. Net annual Valuation (NAV) of this property is €9,820. 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 €2,416.

**Viewing:** Strictly by prior appointment with the sole letting agents. To arrange a suitable viewing time contact Kehoe & Assoc. at 053 9144393 or email sales@kehoeproperty.com

**Directions:** From Wexford's Crescent Quay, turn down Harper's Lane opposite the statue of Commodore John Barry. Turn left onto South Main Street and the unit is on the right-hand side. 'To Let Board'. **Eircode: Y35 X0HD**

