

TO LET

**UNIT 2, WALKERS MALL,
NORTH MAIN STREET, WEXFORD**
Rent: €15,000 p.a (Exclusive)

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. d293.CM



- ❖ Excellent retail unit extending to c. 33 sq.m. / 355 sq.ft.
- ❖ Store-room adjacent extending to c. 7.16 sq.m. / 77.07 sq.ft.
- ❖ Located on Wexford Town's pedestrianised thoroughfare with adjoining occupiers including; Babooshka, Shaws, La Cuisine, The Loft, Clayton Whites Hotel, Essee Boutique, Holland & Barrett, Frank's Place, etc.
- ❖ Large display windows with good street frontage.
- ❖ Ready for immediate occupation. High volume's of footfall.
- ❖ BER: C1
- ❖ For further detail and appointment to view, contact the sole selling agents, Kehoe & Assoc. 053 9144393 or email sales@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: sales@kehoeproperty.com.

Website: www.kehoeproperty.com

General Description: Formerly 'Rainbow Wholefoods', Unit 2 Walkers Mall occupies a fantastic trading position on Wexford Town's pedestrianised thoroughfare. The unit is positioned on the section of North Main Street that connects The Bullring with Selskar Street adjacent to Charlotte Street. This is a bustling area of Wexford Town with adjoining occupiers including La Cuisine, Babooshka, Essee Boutique, Shaws Department Store, Holland & Barrett, etc.

The unit extends to c. 43.5 sq.m. / 468.2 sq.ft. in total and comprises an open plan retail area extending to 33 sq.m. / 355 sq.ft. with adjoining store-room and w.c. There is a large display windows with good street frontage. The unit is ready for immediate occupation and presents a fantastic opportunity to trade in an area with high volumes of pedestrian traffic. Wexford is the county town with an urban population of the town and environs in the region of 25,000 people.



ACCOMMODATION

Open Plan Retail Unit

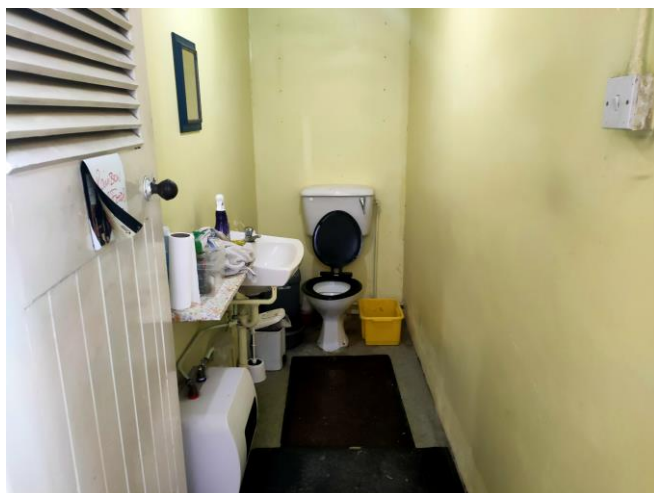
Store-room

WC

6.73m x 4.25m

3.01m x 2.38m

3.16m x 1.06m



Features

- Excellent location on Wexford's pedestrianised thoroughfare.
- Ground floor retail unit with adjoining storeroom.
- Large display window.

Services

- Mains water
- Mains drainage
- ESB

Local authority Rates: The valuation office reference No. is 2104349. The Net Annual Valuation (NAV) of this property is €11,750. The Annual Rate of Valuation (ARV) determined by Wexford County Council in 2022 is 0.246. Therefore, the current annual rates for this premises is €2,890.50.

Note: The tenant will be responsible for rates, utilities and all usual outgoings.

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 The Bullring, proceed down North Main Street passing Shaws Department Store on your right hand side. Continue past Charlotte Street and Unit 2, Walkers Mall is the second unit on the right. 'To Let' board. **Eircode:** Y35 X336

