

# TO LET

FORMERLY 'AN BOKER NUA'

16 BRIDE PLACE, WEXFORD

RENT: €7,500 PER ANNUM (EXCLUSIVE)

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. D315.CWM



- ❖ Office / Retail Unit extending to c. 32 sq.m. / 344 sq.ft.
- ❖ High profile position adjacent to Bride Street Church and CBS schools.
- ❖ Frontage of c. 3.89m with large display window and roller security shutters
- ❖ Ready for immediate occupation
- ❖ Local Authority Rates for 2023: €925.98
- ❖ Suitable for wide range of businesses and ready for immediate occupation.
- ❖ For further details contact the sole letting agents, Kehoe & Assoc. on 053 9144393



**Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com)

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

**GENERAL DESCRIPTION:** Formerly 'An Boker Nua' 16 Bride Place, Wexford offers superb business opportunity for an office or indeed retail. Located just at the cross road of Thomas St, Carrigeen St and Joseph's St on the corner of Bride Place with high volumes of pedestrian school traffic from the adjacent CBS and Presentation school nearby.

Wexford Town's Main Street is a short three-minute walk away to a range of commercial offices and wide selection of restaurants. Wexford is a thriving provincial town with a fine mix of international, national and indigenous retailers.

The unit is presented to the market in excellent condition with c. 32 sq. m. / c. 344 sq. ft. of floor space, all on the ground floor, incorporating an open plan with storeroom or canteen area and w.c. There is a mix of tiles and lino flooring LED lighting throughout the open plan. There is frontage of c. 3.89m 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 and usual outgoings.



**Services:** Mains water, mains drainage, air conditioning and roller shutters.

**Please Note:** The tenant will be responsible for Local Authority Rates, insurance and all usual outgoings.

**Local Authority Rates:** The Valuation Office No is 210224. The rates for 2023 are €925.98

**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**Directions:** Eircode: Y35 T6YV

**Building Energy Rating (BER): C2 BER No. 800434461**  
**Energy Performance Indicator: 894.29 kWh/m<sup>2</sup>/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**  
**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**

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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

