

# TO LET

## FORMER ICELAND UNIT, REDMOND SQUARE, WEXFORD

Rent: €120,000 p.a.

File No. b847.BK

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS



- Exceptional retail unit extending to c. 753.5 sq.m. / 8,115.9 sq.ft. suitable for wide range of businesses and ready for immediate occupancy.
- Presented in turnkey condition with two kerbside access points and delivery access at the rear.
- Large open plan retail area, large cold room, chill room, store room, staff canteen, office & w.c.'s.
- Highly accessible location in Redmond Square, adjacent to Wexford Town's bus & rail stations.
- Extensive display windows and street frontage with high volumes of passing pedestrian and vehicular traffic.
- Adjoining occupiers in Redmond Square include; Dunnes Stores, The Arc Cinema, Insomnia Coffee, McCauleys Pharmacy, Yeah! B McGr, Mii Street Food, Sealord Indian Cuisine, Hidden Hearing, Wexford Medical Centre, etc.
- 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](mailto:info@kehoeproperty.com).

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

## DESCRIPTION

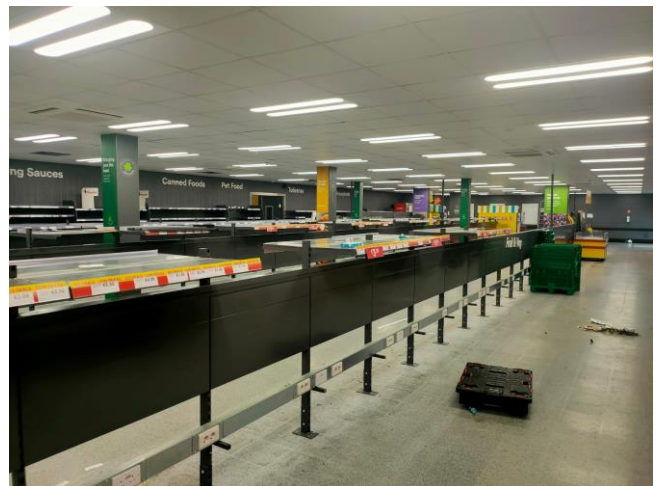
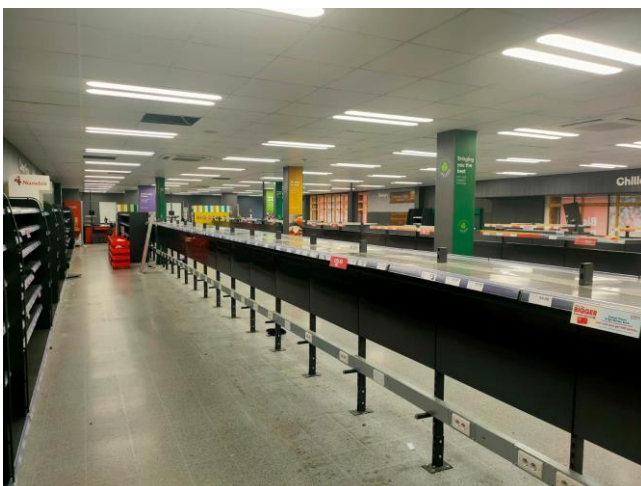
Superb opportunity to acquire this excellent retail unit in a bustling area of Wexford Town. The former Iceland unit Redmond Square is located adjacent to Wexford bus and rail stations with high volumes of passing pedestrian and vehicular traffic. This is a highly accessible location with Dunnes Stores Car Park, Redmond Road Car Park and Redmond Square Car Park all nearby. The unit has extensive display windows and street frontage. There are two kerbside entry points into the unit with delivery access at the rear.

The unit is vacant, ready for immediate occupancy and would be suitable to a wide range of businesses. It is an energy efficient unit with a B3 Building Energy Rating, presented to market in great condition. Adjoining occupiers in Redmond Square include; Iceland, Dunnes Stores, The Arc Cinema, Insomnia Coffee, McCauleys Pharmacy, Yeah! Burgr, Mii Street Food, Sealord Indian Cuisine, Hidden Hearing, Wexford Medical Centre, etc. The accommodation extends to c. 753.5 sq.m. / 8,115.9 sq.ft. comprising of an open plan retail area, large cold room, chill room, store room, staff canteen, office & w.c.'s.

## ACCOMMODATION

Open Plan Retail Area	32.50m x 9.47m
Off Street Corridor	9.90m x 1.98m
Staff W.C.	2.90m x 1.20m
Disabled W.C.	2.50m x 1.90m
Cleaning Room	2.87m x 1.50m
Staff Canteen	4.89m x 3.02m
Cold Room	9.83m x 4.60m
Chill Room	6.52m x 3.01m
Cloak Room	3.63m x 2.51m
Store	4.14m x 3.07m
Office/Comms Room	3.58m x 3.01m

**Total Floor Area: c. 753.5 sq.m. / 8,115.9 sq.ft.**





**SERVICES:** Mains water, Mains drainage, ESB

**LEASE TERMS:** Flexible lease terms available.

**RENT:** €120,000 p.a.

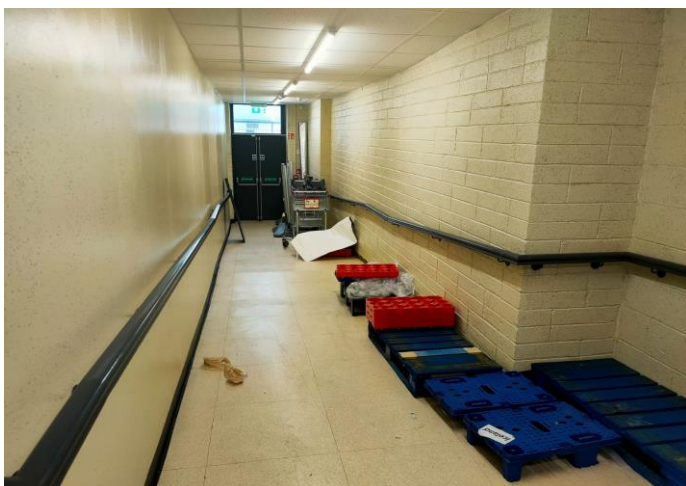
**RATES:** Commercial Rates for 2023: €15,666.70.

**SERVICE CHARGE:** Service Charges for 2023: €7,631

**NOTE:** The tenant will be responsible for Local Authority rates, insurance and all usual outgoings.

**INSURANCE:** 2022/2023: €4,130 (please note we await the 23/24 premium).

**DIRECTIONS** From Wexford's crescent quay, head north-west keeping Wexford Bridge on your right-hand side. Drive straight through the traffic lights at Wexford Bridge heading towards Redmond Square. Turn right before the traffic lights at Dunnes Stores and follow the one-way road around Redmond Square. At the stop sign, the unit will be on the opposite side of the road, to your left-hand side. 'To Let' boards. Eircode: Y35 K8NW





**Building Energy Rating (BER): B3 BER No. 800685794**

**Energy Performance Indicator: 524.12 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

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

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

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

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



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. PRA No. 002141