

# TO LET

## S1, CLONARD VILLAGE CENTRE, WEXFORD

Rent: €25,000 P.A. (Plus VAT)

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS

File No. b365.BK



- Shell and core ground floor retail unit extending to c. 275 sq.m. / 2,960 sq.ft.
- Premises occupies a prominent position in Clonard Village Centre.
- Highly accessible location 1km from the N25 and 5 minutes' drive to Wexford Town.
- Extensive display windows and street frontage.
- Flexible lease terms available.
- 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)

## GENERAL DESCRIPTION

Ground floor retail unit located in Clonard Village Centre, 1km from the N25 at the Whitford House Hotel roundabout. This is a highly accessible location within 5 minutes' drive of Wexford Town Centre, 10 minutes of the M11 Motorway at Oilgate and 20 minutes of Rosslare Europort. This is a thriving business locality situated adjacent to Clonard Retail Park and Wexford Retail Park. Nearby occupiers in this area include UFC Coffee, Aldi, Costa Coffee, Woodies, Halfords, DID electrical, Home Store & More, Joyces, etc. The unit, which extends to c. 275 sq.m. / 2,960 sq.ft., benefits from extensive display windows and street frontage. It is shell and core and would be suitable for a wide range of businesses. Flexible lease terms available.



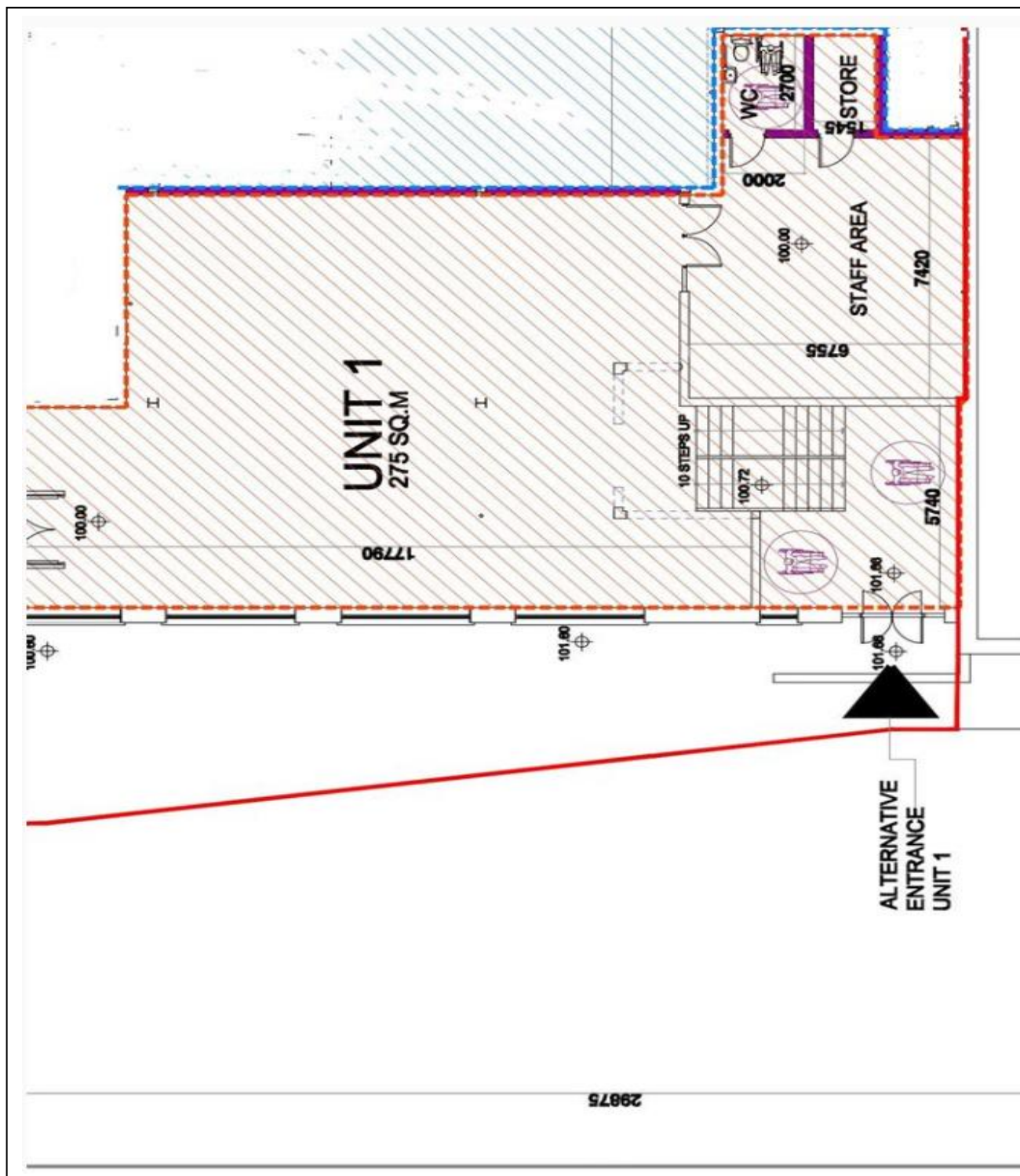


**LEASE TERMS:** Flexible lease terms available.

**RENT:** €25,000 p.a. (Plus VAT)

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

**DIRECTIONS** From the N25 at the Whitford House Hotel proceed towards Wexford Town for 850m. Turn left at the small roundabout. Proceed past UFC Coffee and immediately turn left into Clonard Village Centre. Unit S1 is immediately after the archway into the car park on your left-hand side (To Let Board).



**Building Energy Rating (BER): G BER No. 80035331**

**Energy Performance Indicator: 824.12 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)**

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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. PRA No. 002141