

An aerial photograph of a town, likely Wexford, showing a waterfront area with a large pond or canal. The town is densely packed with buildings, including a prominent church with a tall steeple. The image is overlaid with a blue tint and a white grid pattern at the bottom.

**Kehoe
& ASSOC.**

LOWNEY'S SHOPPING MALL

SOUTH MAIN STREET | WEXFORD

LOCATION:

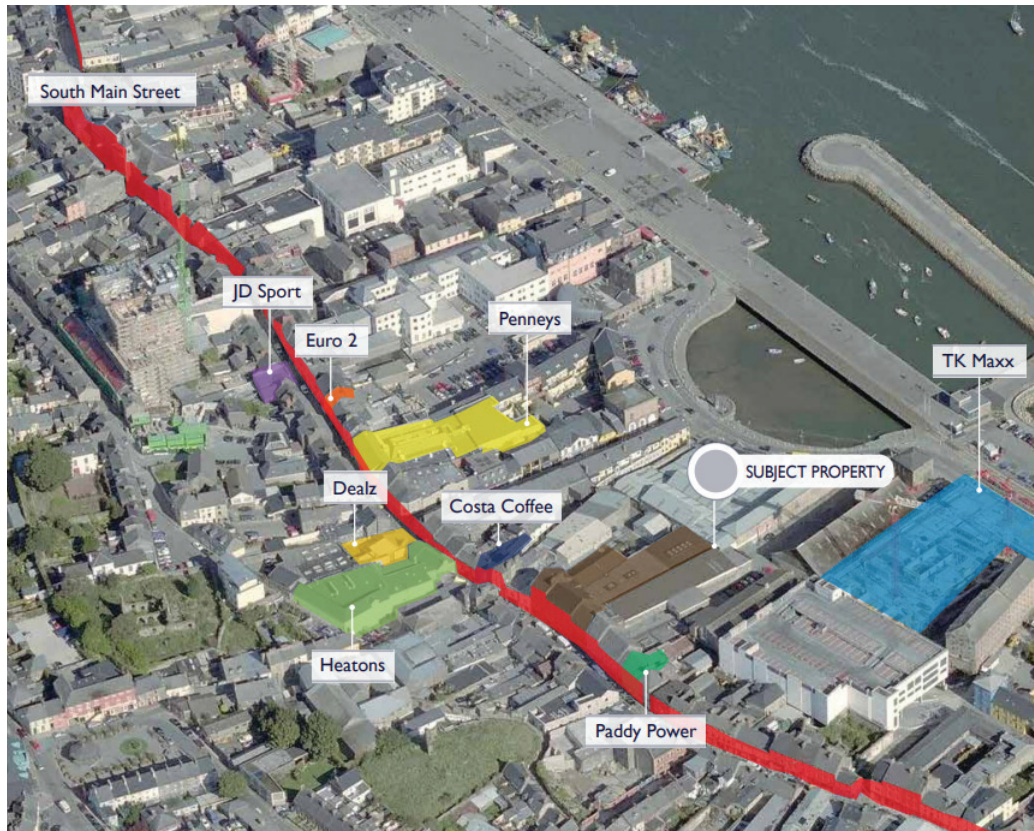
The subject property is situated in Wexford Town Centre. Wexford provides an excellent retailing location with a fine blend of multi-national, national and indigenous retailers.

Wexford is the County Town with an urban population in the region of 20,000 people (Source: CSO Census 2016). The preliminary results of Census 2022 show that County Wexford's population has seen a rise of 9.2% since 2016. At the time of the last census County Wexford recorded a population of 149,425. The Central Statistics Office has revealed that Wexford has seen a rise to 163,527 or 9.2%. This increase was above the national increase.

Wexford has become an increasingly popular location to live, as people seek to escape the crowded capital, and this has combined with an increasing trend towards working from home. Wexford saw one of the highest levels of inward migration since 2016, with 9,487 people opting to move here. It was by far the highest in the south-east, with Waterford gaining 7,564, Carlow 2,807 and Kilkenny 1,756. In fact, Wexford saw the fifth highest number for estimated net migration in Ireland. (Source: CSO Census 2022)

This subject property is close to the junction between Peter Street, Cinema Lane and South Main Street. The national retailers in this area include TK Maxx, Penny's, Dealz, Sports Direct, Paddy Powers, JD Sports, Lifestyle, New Look etc.





- Exceptional retailing opportunity extending to c. 3,478 sq.m / 37,451 sq.ft
- Excellent location in Wexford town centre with nearby occupiers such as Penny's, Sports Direct, Dealz, Mountain Warehouse, Costa Coffee, Tk Maxx etc.
- Located at South Main Street, Wexford serviced with good carparking.
- A flexible contemporary re-development capable of accommodating retailers of various sizes

ACCOMMODATION SCHEDULE:

RETAIL UNIT NO. 1

Ground floor 601.91 sq.m / 6,471 sq. ft

RETAIL UNIT NO. 2

Ground floor 1,213 sq.m / 13,061 sq.ft

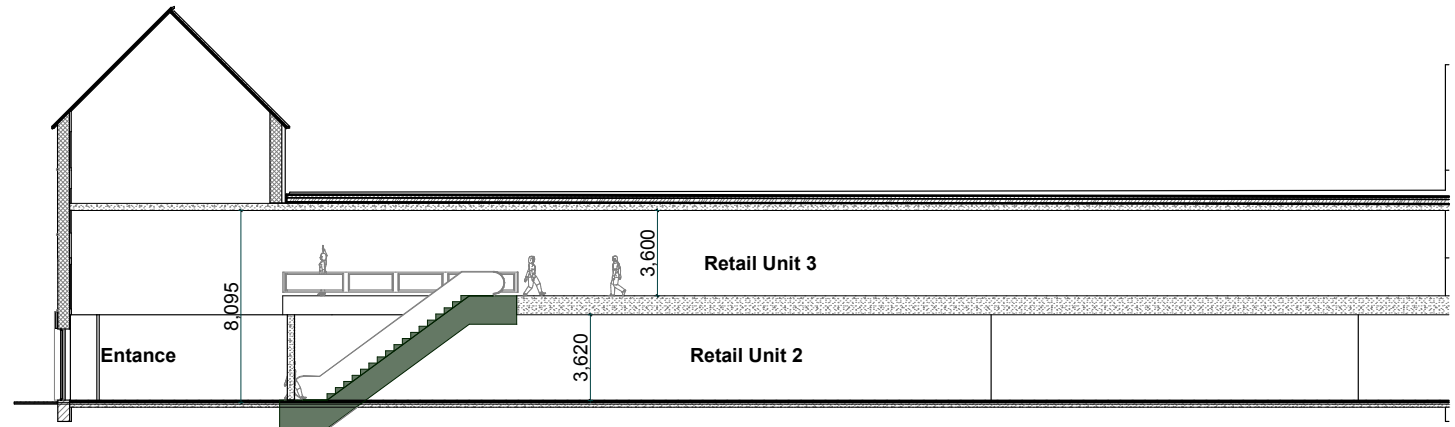
RETAIL UNIT NO. 3

First Floor 1,664 sq.m / 17,916 sq.ft



DESCRIPTION

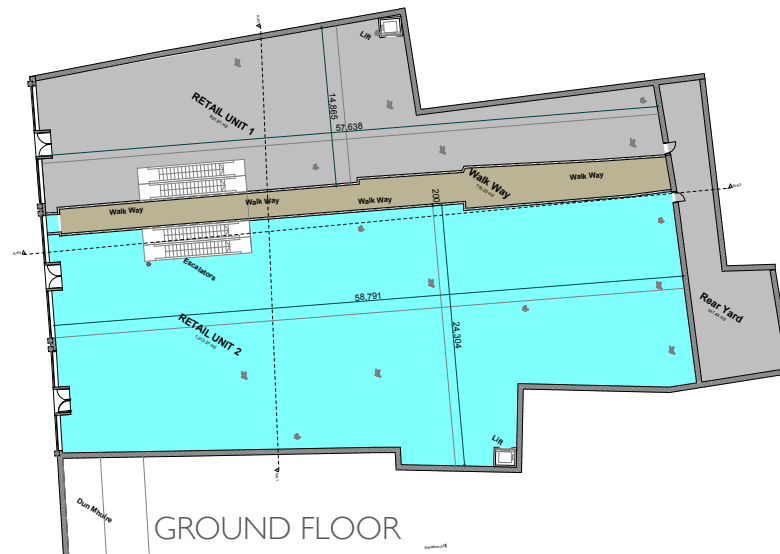
The redevelopment of Lowney's Shopping Mall will be a significant retail opportunity in Wexford Town Centre. It is anticipated that there will be two large retail units offering approx. 1,800 sq.m of contemporary retailing space. In addition, there will be an opportunity of a third retail unit at first floor level. There is a degree of flexibility here dependent on the requirement of the individual retailer.



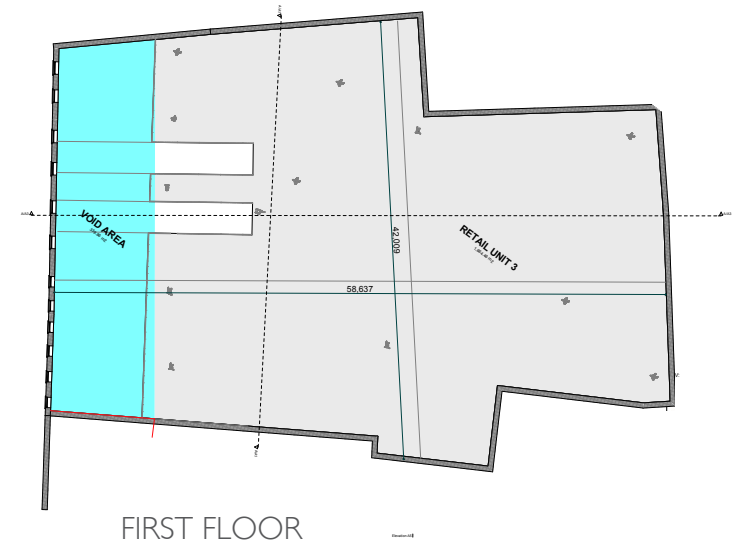
Section

1:200

REV:



GROUND FLOOR



FIRST FLOOR

RENT

On Application.

BER

To Be Confirmed

VIEWINGS

To arrange a suitable viewing time, contact the sole letting agents Kehoe & Assoc. at info@kehoeproperty.com.

CONTACT DETAILS

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PSRA No. 002141



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