

TO LET

**94/96/98 SOUTH MAIN STREET,
WEXFORD**

Rent: €85,000 p.a.

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

File No. c214.BK



- Exceptional opportunity to lease this expansive retail unit extending to c. 758 sq.m. / 8,160 sq.ft. in total.
- A modern building laid out over three floors with a sky-lighted loft area.
- Occupies a prominent position on the corner of South Main Street and Bride Street with high levels of pedestrian and vehicular traffic.
- Situated adjacent to Paul Quay Car Park, Euro Multi Storey Car Park and South Main Street Car Park.
- Suitable for a wide range of tenants and ready for immediate occupancy.
- 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.

Website: www.kehoeproperty.com

DESCRIPTION

Kehoe & Associates are delighted to offer this exceptional opportunity to market. 94/96/98 South Main Street is laid out three floors and has a sky-lighted loft area. The ground floor and the first floor are zoned retail. Formerly 'Colman Doyle Home Interiors', this premises would be suitable to a wide range of tenants. The unit occupies a prominent kerbside position and has extensive display windows and street frontage.

The premises is located on the corner of South Main Street and Bride Street. There are two entry points off South Main Street. This area sees high volumes of pedestrian and vehicular traffic with Paul Quay Car Park, Euro Multi Storey Car Park and South Main Street Car Park all within a few short minutes' walk.

It is expected that nationwide retailer Guiney's Department Store will commence trading in South Main Street over the coming months. This will greatly enhance the levels of footfall in the area. Nearby occupiers in this area include TK Maxx, Shoe Rack, Costa Coffee, Paddy Power, Sports Direct, Subway etc. The unit is presented in very good condition throughout and is ready for immediate occupancy. Viewing comes highly recommended.

ACCOMMODATION

Ground Floor

Retail Area A 12.12m x 9.21m Open archway into:

Retail Area B 13.01m x 6.47m

W.C.

Store

Staircase to First Floor

Retail Area C 12.13m x 8.83m Open archway into:

Retail Area D 13.26m x 6.31m

Staircase to Second Floor

Storeroom A 12.11m x 9.04m

W.C. 1.50m x 1.98m

Open Arch Into:

Storeroom B 13.24m x 6.32m

Staircase to Third Floor (Sky-lighted loft)

Storeroom C 10.85m x 7.66m

Storeroom D 11.60m x 6.60m

Total Floor Area: c. 758 sq.m. (c. 8,160 sq.ft.)



SERVICES: Mains water, Mains drainage, ESB

LEASE TERMS: Flexible lease terms available.

RENT: €85,000 p.a.

NOTE: The tenant will be responsible for rates, insurance and all usual outgoing.

DIRECTIONS: From Wexford's Crescent Quay, turn down Harper's Lane opposite the statue of Commodore John Barry. Take the next turn left onto South Main Street and the premises is 100m on the right-hand side. 'To Let Board'. EIRCODE: Y35 H220





Building Energy Rating (BER): C2 BER No. 800597114

Energy Performance Indicator: 1025.1 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

Email: 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