

TO LET

SUPERB RETAIL UNIT 95-97 NORTH MAIN ST., WEXFORD

Rent: €35,000 P.A. (Plus VAT)

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. 3558.CM



- ❖ Centrally located ground floor retail unit on Wexford's pedestrianised Main Street.
- ❖ c. 157 sq. m./c. 1,690 sq. ft. gross internal area.
- ❖ Situated adjacent Shaws Dept Store, Fat Face, The Crown Quarter, Super Drug, EBS, etc
- ❖ Immediate occupation available.
- ❖ Frontage c. 5.6 m / 18 ft. to North Main Street.
- ❖ For further detail and appointment to view, contact the sole selling agents, Kehoe & Assoc. 053 9144393 or email info@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.co

LOCATION:

The subject property is located on Wexford's North Main Street close to many of the important retailers in the town. Adjacent occupiers include Shaws Department Store, Superdrug, Fat Face and a large number of well-established local and national retailers. This busy pedestrianised part of the Main Street, which leads from the Bull Ring to Redmond Square and Dunnes Stores, enjoys a large volume of footfall.

**SOUTH MAIN STREET, WEXFORD****DESCRIPTION:**

The premises consists of a ground floor retail unit with c 5.6 m frontage to the Main Street. The premises is currently fitted out with suspended ceilings, strip fluorescent and spot lighting and a tiled floor. The unit is ready for immediate occupation.

ACCOMMODATION:

Ground Floor	
Retail Area	c. 126 sq.m./c. 1360 sq.ft.
Store	c. 31 sq.m./c. 330 sq.ft.
Toilet	
Rear Yard	

LEASE TERMS: A new long or short term lease term will be considered subject to the necessary references and covenant.

RATEABLE VALUATION: We understand the local authority rates for 2024 is €6,072. VO Number 2104372. The rateable valuation of the property is 24000.

RENT: €35,000 per annum exclusive of rates, insurance and VAT.

VIEWING: Strictly by appointment with the sole letting agents.

Colum Murphy @ Kehoe & Assoc. – (053) 91 44393. Email: Colum@kehoeproperty.com



Building Energy Rating (BER): C1 BER No. 800999237
Energy Performance Indicator: 369.6 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Selling Agent: Colum Murphy
Contact No: 053-9144393
Email: sales@kehoeproperty.com

Kehoe & Assoc.,
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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