

FOR SALE

(TENANTS NOT AFFECTED)
No. 30 SOUTH MAIN STREET,
WEXFORD

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

AMV: €295,000

FILE NO. b244.CM



- ❖ An ideal opportunity to acquire an excellent investment in Wexford Town Centre.
- ❖ Fully let and currently producing €20,000 per annum with a rent review due Q3, 2024.
- ❖ Situated at South Main Street, close to the junction between South Main Street and Anne Street with adjoining occupiers including; McCauley, Boots, Villa, Rituals, Trespass, Dealz, Penneys, etc.
- ❖ An excellent retail unit, ground floor extending to c. 70 sq.m. / 753 sq.ft, presented in good order with side access – very beneficial for deliveries.
- ❖ The entire building is let on a 10 year lease from September 2019.
- ❖ This is a prime retailing pitch onto the busiest section of Wexford's Main Street.
- ❖ Viewing is strictly by prior appointment and to arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. 053 9144393.

Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com



LOCATION:

Situated in a prime retailing pitch, No. 30 South Main Street enjoys an excellent location. It is positioned adjacent to Keyzers Lane, with extensive frontage onto Wexford's Main Street and also a side access and delivers to Keyser's Lane with ease of access to the public car park to the rear. Adjoining occupiers include; Sports Direct, Dealz, Trespass, Fitzgeralds, Rituals, Claires, Penneys, Boots, etc. Wexford Town is a bustling commercial town with a fine mix of national, multi-national and indigenous retailers.

GENERAL DESCRIPTION

The entire building is let on a 10 year lease from September 2019. This investment is currently producing €20,000 per annum with a rent review due in Q3, 2024. The subject property comprises an end of terrace building with retail at ground floor and three floors of overhead accommodation. The retail unit extends to c. 70 sq.m. / 753 sq.ft. It is presented in very good order with large display windows and suspended ceiling. Accommodation is as follows:

ACCOMMODATION

Ground Floor

Retail Unit c. 70 sq.m. (c. 753 sq.ft.)

First Floor

Store 1 3.21m x 4.66m

Store 2 4.27m x 5.96m

Kitchen

Floor Area: c. 45 sqm. (484 sq.ft.)

Second Floor

Office 1 4.67m x 3.12m

Office 2 4.48m x 2.9m

Staff W.C & W.H.B.

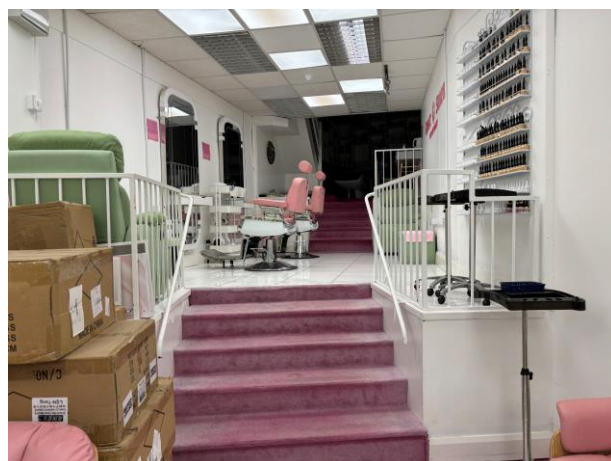
Floor Area: c. 30 sqm. (323 sq.ft.)

Third floor

Store 3 6.0m x 2.7m

Store 4 4m (ave) x 3.29m

Floor Area: c. 30 sqm. (323 sq.ft.)



Total Floor Area: c. 175 sq.m. (c. 1,883 sq.ft.)



LOCAL AUTHORITY RATES

We are given to understand that the annual rates figure is €4,397. The RV of the property is 17380 and the VO Property number is 2101606. The tenant is responsible for the payment of rates.

BER

Building Energy Rating (BER): C1
 BER No. 800290199
 Performance Indicator: 412.62 Wh/m²/yr

VIEWING

Strictly by prior appointment with the sole selling agents, please contact, Kehoe & Assoc. at 053 9144393 or sales@kehoeproperty.com

DIRECTIONS

The property is situated on South Main Street, directly adjoining Fehily's Pharmacy and almost Penneys (For Sale Boards) **EIRCODE: Y35F2NT**

SPORTS DIRECT	DEALZ	TRESPASS	FITZGERLDS	SUBJECT PROPERTY	JD SPORTS	NAME IT	DV8
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SOUTH MAIN STREET, WEXFORD

COSTA COFFEE	MOUNTAIN WAREHOUSE	HORES	PENNYS	BOOTS	RITUALS
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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.