

TO LET

**‘BULLRING MALL’, NORTH MAIN ST.,
WEXFORD**

Rent: €60,000 p.a.

File No. d660.BK

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- High profile multi-use commercial premises in the heart of Wexford town centre.
- Main Street frontage with c. 545 sq.m. / 5,866 sq.ft. of retail space offering an exceptional business opportunity.
- Dual access from Wexford’s Main Street and also from Mallin Street opposite Wexford Library.
- Accommodation comprises 9 retail units at ground floor level, a multi-functional room on the first floor and large second floor studio / dance hall.
- Adjoining occupiers include Joanne’s Café, AIB Bank, Stone Solicitors, Mace, Evolution, Three, Vodafone, Eason’s Bookstore, Shoe Style International, etc.
- 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

LOCATION

'Bullring Mall' is situated in a prime retail location occupying a high-profile position on Wexford's thriving North Main Street. This exceptional location experiences large volumes of pedestrian footfall and offers excellent business opportunity. Nearby occupiers in this area include Joanne's Café, AIB Bank, Stone Solicitors, Mace, Evolution, Three, Vodafone, Eason's Bookstore, Shoe Style International, etc. Surrounding car parks include Euro Car Parks Key West, Rowe Street Car Park and Commercial Quay Car Park.

DESCRIPTION

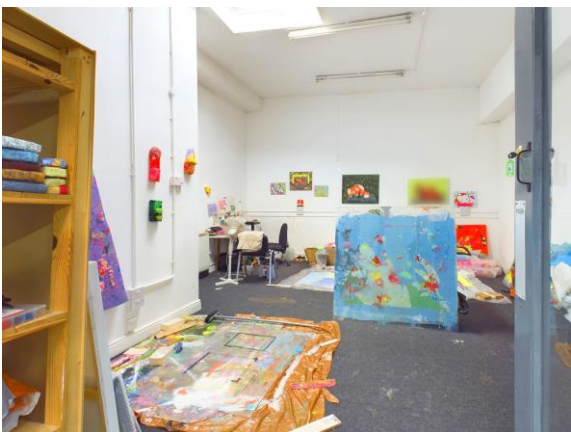
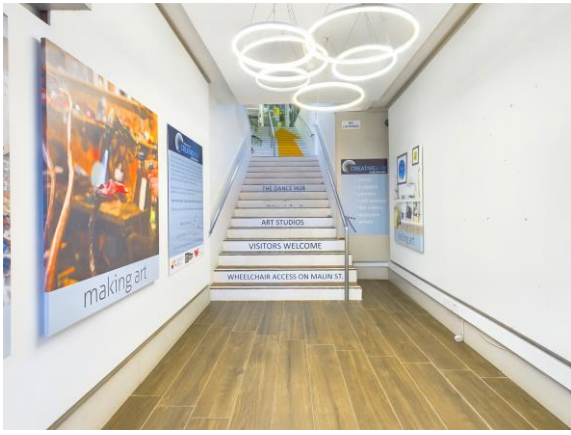
The subject property comprises c. 545 sq.m. / 5,866 sq.ft. of retail space including 9 retail units at ground floor level. There is another multi-functional unit on the 1st floor with the 2nd floor comprising of a spacious, open-plan studio / dance hall. This unique premises is directly accessible from North Main Street, as well as offering wheelchair access via Mallin Street. 'Bullring Mall' is presented in very good condition throughout and offers a unique business opportunity. Flexible lease terms available.

ACCOMMODATION

<i>UNIT</i>	<i>SIZE</i>
Unit 1A	8.50m x 4.50m
Unit 2	8.30m x 4.70m
	4.03m x 4.60m
Unit 11A	8.50m x 5.20m
Unit 11B	8.50m x 5.20m
Unit 11C	8.50m x 5.20m
Unit 12A	10.81m x 3.83m
Unit 12B	4.10m x 3.05m
Unit 13	11.40 x 12.20m
Unit 14	12.20 x 5.72m
Unit 23	6.40m x 5.00m
Unit 24	6.40m x 3.40m

Retail Area: c. 545 sq.m. / 5,866 sq.ft.

Mall Area: c. 240 sq.m./ 2,583 sq.ft.



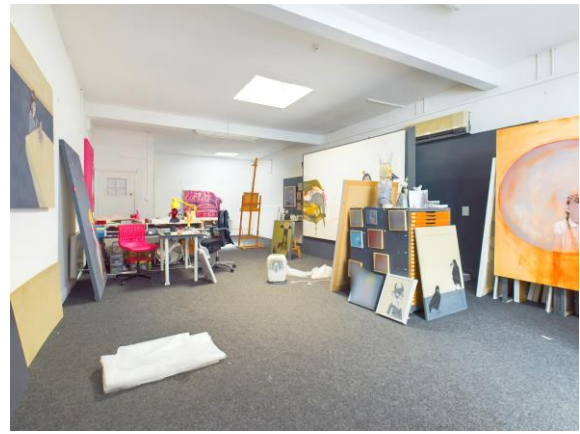


SERVICES: Mains Water, Mains Sewerage, ESB

LEASE TERMS: Flexible lease terms available.

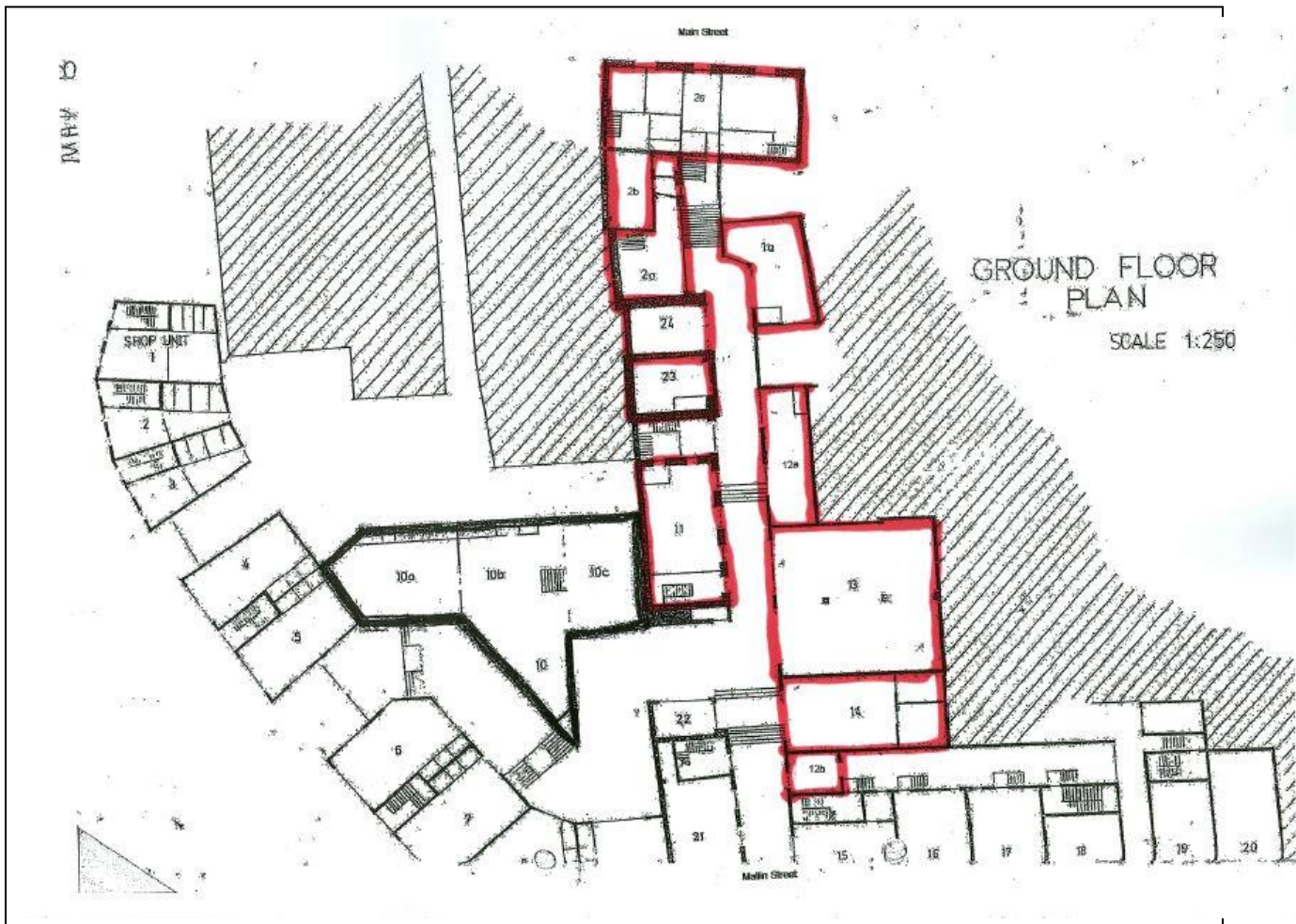
RENT: €60,000 per annum exclusive of rates, insurance and VAT.

DIRECTIONS: In Wexford town centre, from The Bull Ring proceed down the North Main Street heading towards South Main Street. The property is on your right-hand side (To Let board).



BER

Unit No.	BER	BER No.
1	G	800620635
2	E1	800620684
11	C2	800620759
12	D1	800620726
13/14	C2	800620734
23/24	C2	800620742



Building Energy Rating (BER): C2 BER No. 800620759

Energy Performance Indicator: 1002.8 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 conducted through this firm. PRA No. 002141