



**Kehoe
& ASSOC.**

**99-103 NORTH MAIN STREET,
WEXFORD**



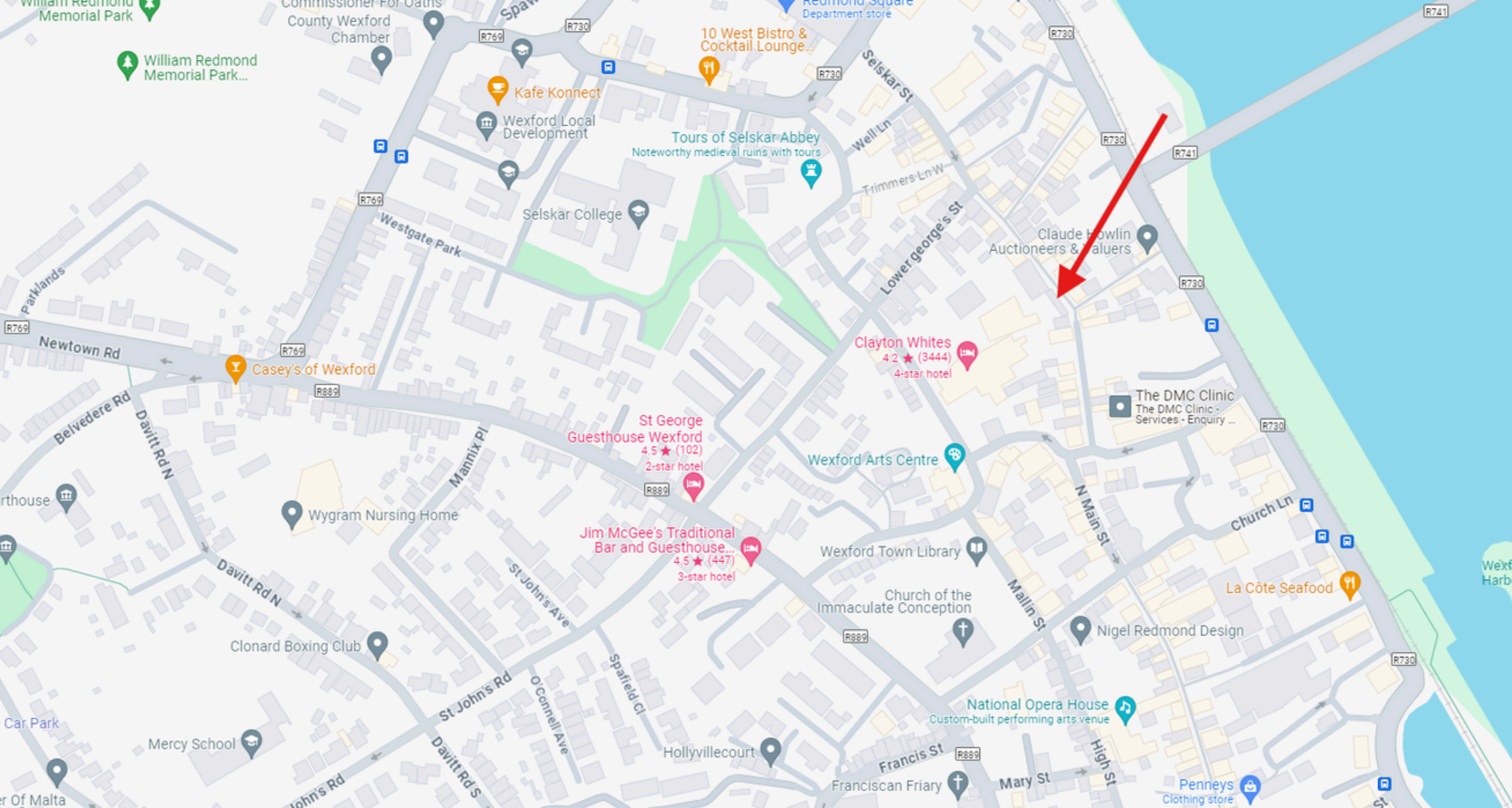
KEY FEATURES

- High profile multi-use commercial premises with extensive street frontage to North Main Street.
- Formerly 'Ulster Bank', the accommodation extends to c. 609 sq.m. / 6,556 sq.ft. laid out over 3 floors.
- Unique business opportunity in the heart of Wexford town's pedestrianized thoroughfare.
- Ready for immediate occupation, suitable for many uses.
- Adjoining occupiers include Shaws Department Store, The Crown Quarter, Superdrug, 'Frank's Place', EBS, Fat Face, etc.



GENERAL DESCRIPTION

Kehoe & Associates are delighted to present this high-profile commercial premises to the market. Formerly 'Ulster Bank', 99-103 North Main Street is laid out over three floors and extends to c. 609 sq. m. / 6,556 sq. ft. in total. The ground floor comprises the main reception area, cash desk, 4 offices, open plan office space, 2 vault rooms and a storage room. At first floor level there are 6 offices, open plan office space, 2 storage rooms, comms room, ladies & gents wc and kitchen facilities. The second floor comprises of 5 offices (4 of which overlook Wexford Harbour), 2 storage rooms, ladies & gents wc and kitchen facilities. The premises is presented in good condition throughout and is ready for immediate occupation.



LOCATION

The subject premises occupies a high-profile position on Wexford's pedestrianised North Main Street. Positioned opposite the intersection between North Main Street and Charlotte Street, this area offers high volumes of pedestrian traffic providing an important link between Selskar / Redmond Square / Sam McCauley's and the Bull Ring / Shaws. This exceptional location presents a unique business opportunity to potential occupiers. Wexford is a bustling provincial town with a wide range of international, national and indigenous retailers.

ACCOMMODATION



GROUND FLOOR

Entrance Lobby - 2.38m x 2.33m
Reception - 10.38m x 5.31m
- 7.72m x 2.54m
Storage Room 1- 3.78m x 2.64m
Office 1 - 4.91m x 3.10m
Office 2 - 3.63m x 3.18m
Office 3 - 3.60m x 2.39m
Office 4 - 3.62m x 2.10m
Open Plan Office - 7.14 x 1.01m
Storage Room 2 - 4.16m x 1.78m
Storage Room 3- 5.55m x 3.62m

FIRST FLOOR

Office 1 - 5.46m x 3.49m
Office 2 - 4.06m x 3.47m
Office 3 - 3.45m x 3.05m
Office 4 - 3.45m x 3.39m
Office 5 - 4.76m x 4.39m
Open Plan Office 10.34m x 3.65m
Storage Room 1 - 5.59m x 2.34m
Office 6 - 3.58m x 2.90m
Comms Room - 3.58m x 2.68m
Storage Room 2 - 3.87m x 3.03m
Kitchen - 4.65m x 3.26m



ACCOMMODATION



SECOND FLOOR

Hall - 13.94m x 3.33m

Kitchen - 2.92m x 2.39m

Office 1 - 6.66m x 2.24m

Storage 1 - 2.92m x 1.27m

Storage 2 - 4.59m x 2.23m

Office 2 - 7.46m x 4.22m

Office 3 - 3.80m x 3.78m

Office 4 - 3.79m x 2.92m

Office 5 - 4.89m x 4.40m



ADDITIONAL FEATURES

- Prime town centre location
- Pedestrianised thoroughfare
- Extensive frontage to North Main Street
- High volumes of pedestrian footfall
- Dual entry from North Main Street with ancillary staff entrance providing direct access to the first and second floors
- Small rear yard at ground floor level



RATES

Local authority rates. Valuation office reference number 2104371. Net annual Valuation (NAV) of this property is €40,700. The annual rate of valuation (ARV) determined by Wexford County Council in 2024 is 0.253. Therefore, the current annual rate on this premises is €10,297.10.



BER

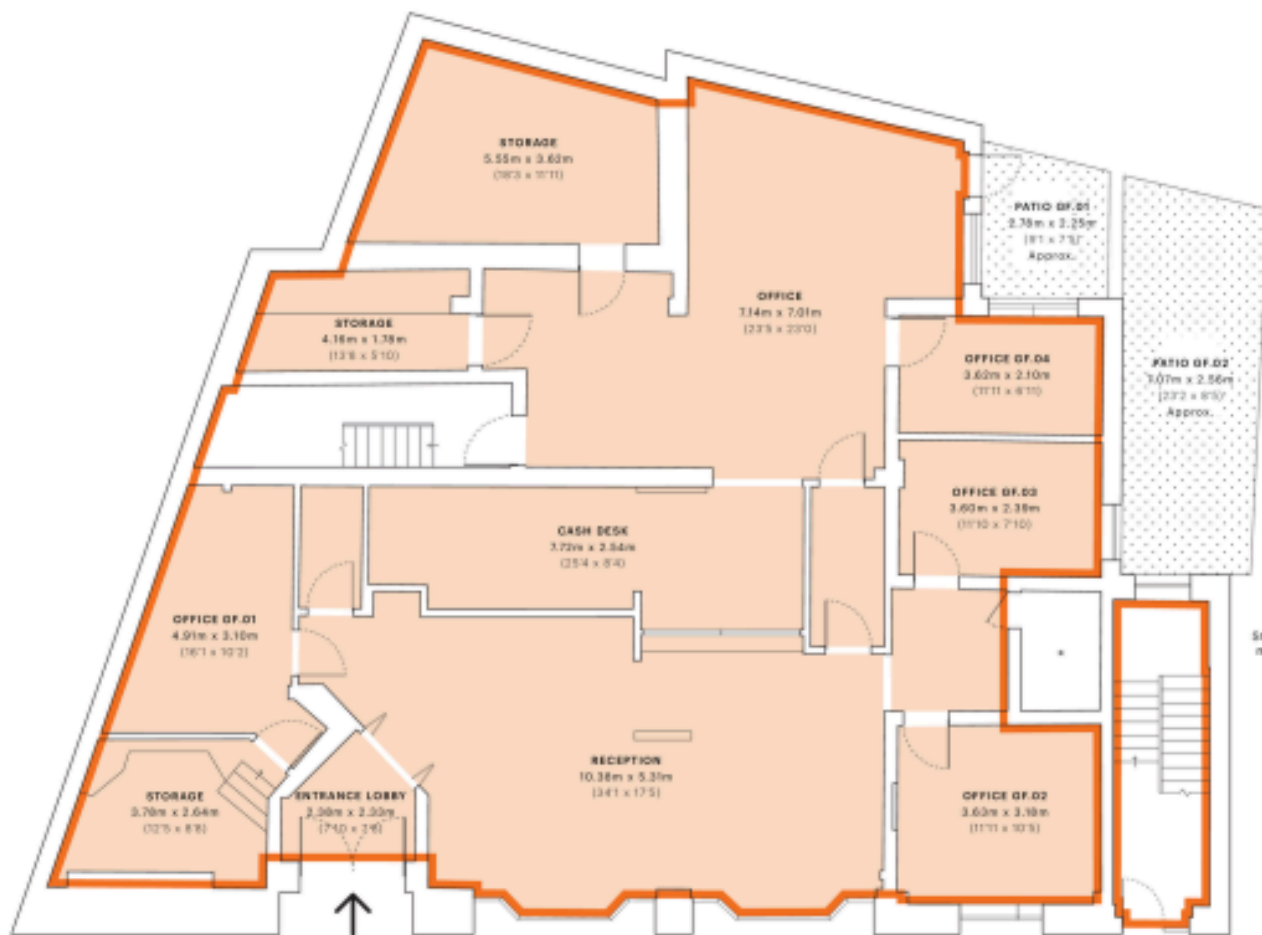
BER: E2

BER No: 800899890

DIRECTIONS

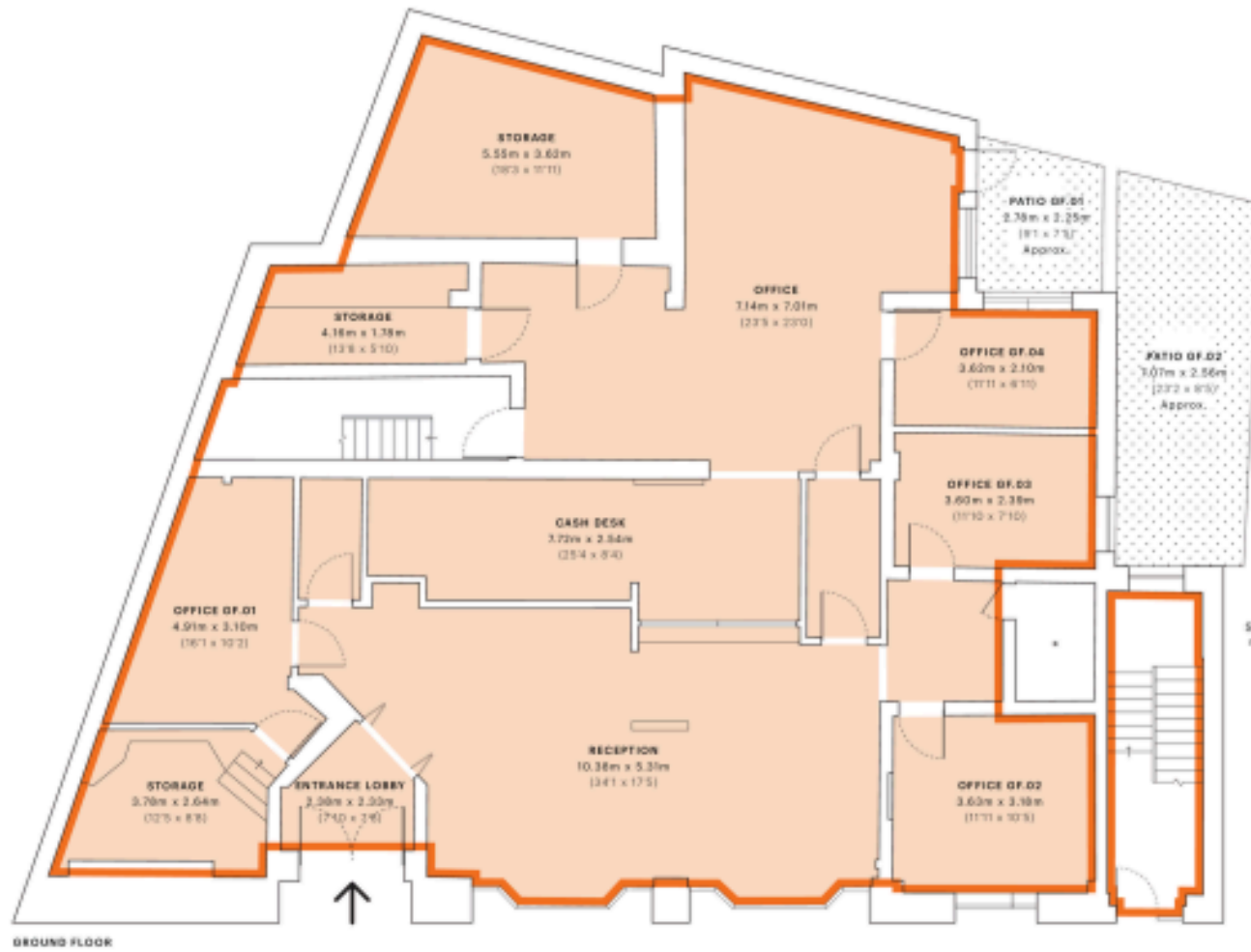
In Wexford town centre, from The Bull Ring, proceed down the pedestrianised North Main Street passing Shaws Department Store on your right-hand side. The subject property is on the left hand side opposite the intersection with between North Main Street and Charlotte Street, adjacent to the post office. ('To Let' board) Eircode: Y35 YX53



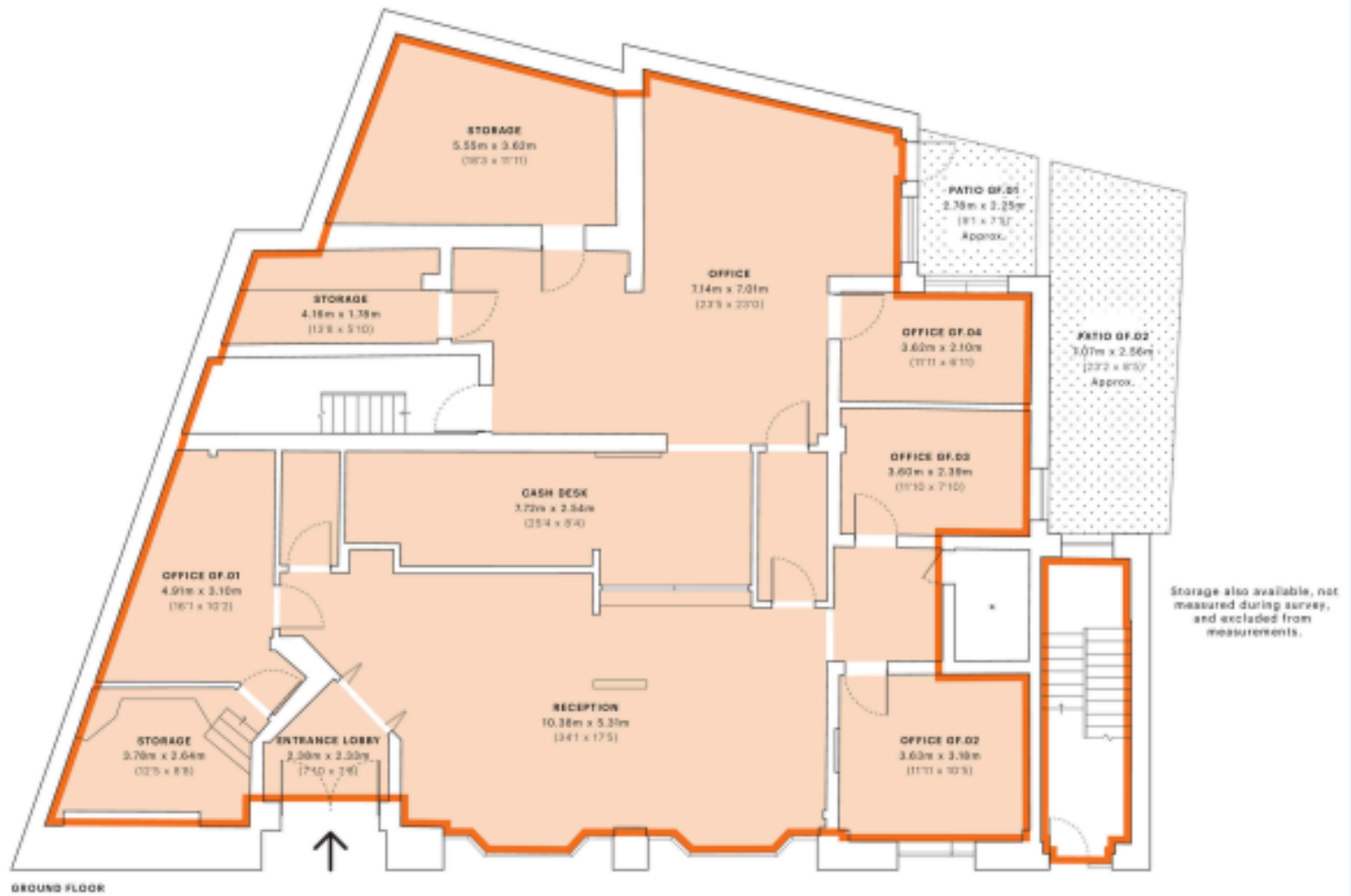


Storage also available, not measured during survey, and excluded from measurements.

GROUND FLOOR



GROUND FLOOR



EMPRESS

SI JOLIE

SUPERDRUG

EBS

SUBJECT PROPERTY

SOUTH MAIN STREET, WEXFORD

FAT FACE

FRANKS
PLACE

AVA BOUTIQUE

SHAWS

ESSEE
BOUTIQUE



Letting Agent: Bobby Kehoe

Contact No: 085 7111540

Email: bobby@kehoeproperty.com

**Kehoe & Assoc.,
Commercial Quay,
Wexford**

053 9144393

www.kehoeproperty.com

Email: Sales@kehoeproperty.com



Kehoe
& ASSOC.

