

# FOR SALE

COMMERCIAL INVESTMENT AT  
UNIT B PIERCE COURT, PAUL QUAY,  
WEXFORD  
TENANTS NOT AFFECTED

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS

AMV: €185,000 (Exclusive of VAT)

FILE NO. d804.CM



- ❖ Excellent commercial investment property currently producing an annual rent of €24,000 per annum plus VAT.
- ❖ Net Initial Yield of 11.8% (after standard purchaser costs of 9.96%)
- ❖ Held on a long lease by Prometric Ireland due to expire Q2 2027.
- ❖ A high profile unit close to the Talbot Suites, TK Maxx, DNG, The Talbot Hotel, etc.
- ❖ Premises extends to c. 85 sq. m. / 915 sq. ft. – Presented in excellent condition.
- ❖ For further details and appointments contact sole selling agents Kehoe & Assoc. 053 9144393 or sales@kehoeproperty.com



**Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

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## LOCATION

This commercial investment property is situated in a high profile location on Paul Quay, directly fronting Wexford's front. Adjoining businesses include the Talbot suites, TK Maxx, The Talbot Hotel, etc. It is situated close to the junction between Trinity Street, Paul Quay and King Street with a high volume of passing vehicular traffic. Wexford is a thriving provincial town with an excellent mix of national, multi-national, local retailers.

## GENERAL DESCRIPTION

Unit B Pierce Court extends to approximately 85sq. m. / 915 sq. ft. It is presented in excellent condition with large display windows, suspended ceilings and electric storage heating. There is good natural lighting. Accommodation is as follows:

## ACCOMMODATION

Reception	5.11m x 4.26m
W.C.	2.34m x 2.37m
Office	5.51m x 3.46m
Kitchenette	4.02m x 2.40m
Office & Hallway	2.43m x 2.51m
Open Plan Office	6.73m x 3.84m
	3.68m x 1.14m



**Total Floor Area: c. 85 sq. m. (c. 915 sq.ft.)**

## LEASE DETAILS

This premises is occupied by Prometric Ireland Ltd. held under a long lease due to expire 30<sup>th</sup> April, 2027. The tenant will have the option to extend the term by up to a further 12 months, notice of which must be served no later than 31<sup>st</sup> December, 2026. The current passing rent is €24,000 per annum. Prometric Ireland Ltd. carry out the Driving Instructor Theory Test for the RSA. This is an excellent investment property, with a very good covenant and producing €24,000 per annum.

## BER – TBC

Building Energy Rating (BER): xx      BER No. xxxxxx  
Performance Indicator: xxxx Wh/m<sup>2</sup>/yr

## VIEWING

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

## DIRECTIONS

In Wexford Town proceed on Commercial Quay, following around Crescent Quay passing TK Maxx on the right hand side. The property for sale is here on the right hand side trading as the Driving Theory Test Centre.

