

FOR SALE

UNIT 2, 20-26 HENRIETTA STREET

WEXFORD

AMV: €130,000

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. D693.CWM



- ❖ This is an ideal opportunity to acquire an excellent investment in Wexford
- ❖ Situated at on Henrietta Street, between South Main Street and Crescent Quay with well-established adjoining occupiers.
- ❖ An excellent retail unit on the ground floor extending to c. 54 sq. m. presented in turnkey order to run a food service business.
- ❖ For further detail and to arrange a suitable viewing time, contact the sole letting agents, Kehoe & Assoc. 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford.

Tel: 053 9144393

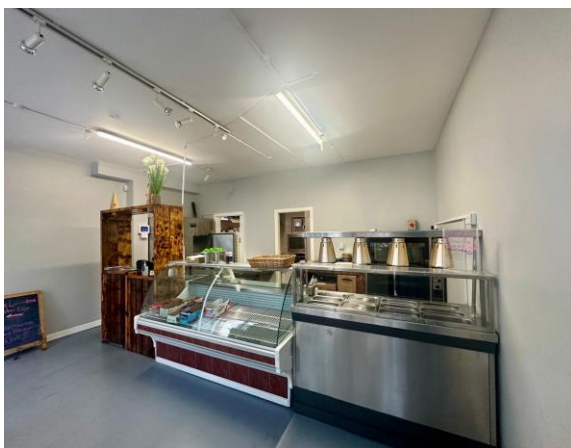
Email: info@kehoeproperty.com.

Website: kehoeproperty.com

DESCRIPTION

This retail ground floor premises provides a unique opportunity to acquire a turnkey deli style take out operation ahead of the upcoming busy summer and Fleadh Cheoil. The premises comprises of a generous 5mtr wide shop window front and the total floor area expands to c. 54 square meters.

Henrietta Street is a small street that connects Wexford's South Main Street with Crescent Quay. The street is also connected to nearby Cinema Lane via a small archway. Adjacent businesses include Kareplus Centre, Wexford Orthodontics, Alterations service, Rapid Lock Smiths, Hore's Department Store, an upcycle interior design store, a foot clinic and a cafe. The premises is steps away from the popular Wexford Quay promenade along the River Slaney Estuary. Wexford Town is a bustling commercial town with a fine mix of national, multi-national and indigenous retailers.



ACCOMMODATION		
Open Plan Large Room	6.03 m x 5.66m	5 metre wide shop window. Concrete flooring throughout. Double door access leading through to:
Kitchen Service Area	3.44 m (max) x 3.42 m (max)	Open shelves and vent on external wall.
Washroom	2.12 m x 2.08 m	With vinyl flooring, double sink, stainless steel with full floor drainer, electric points and Ariston electric hot water system. Door leading to.
Rear Storage Room	1.46 m x 1.28 m	Lino flooring. Door leading through to.
W.C	1.52 m x 1.50 m	Lino flooring, w.h.b., w.c. and window.
Gross Internal Floor Area (GIF): c. 54 sq. m /581 sq. ft.		



SERVICES: Mains Water, Mains Electricity, Mains Drainage, Fibre Broadband available.

LOCAL AUTHORITY RATE: The 2024 Local Authority Rates are quoted at €3,233.79.

MANAGEMENT FEE: The Annual Management fee is €383 per annum.

EIRCODE: Y35EF8P

Building Energy Rating (BER): G BER No. 800998544
Performance Indicator: 2176.16 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole letting agents.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Sales Agent
CATRIONA MURPHY
087 2427525

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