

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

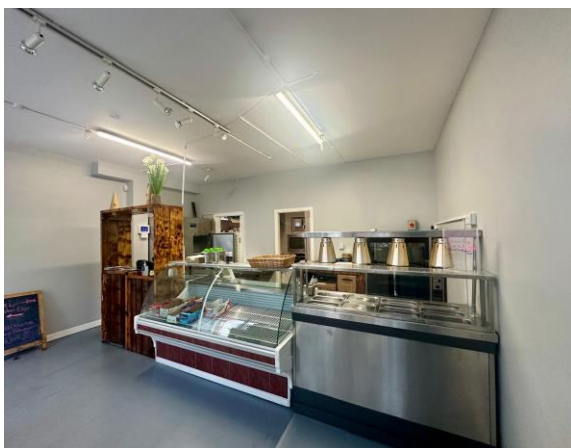
Email: info@kehoeproperty.com.

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		
Reception Area	7.28m x 3.15m	Timber laminate flooring, reception desk, storage space, retail cabinet space and air-conditioning unit. Windows overlooking roof top.
Open Plan Large Room	6.03 m x 5.66m	5 metre wide shop window. Concrete flooring throughout. Double door access leading through to:
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 to.....
Treatment Room 5	3.80m x 3.74m (max)	Dual aspect lighting with splayed sash windows and window reveals. Timber laminate flooring, recessed lights with dimmer, built-in stereo sound system, air-conditioning, floor level units with built-in sink and mirror.
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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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. PRSA No. 002141

