

# TO LET

**No. 100 NORTH MAIN STREET,  
WEXFORD**

**Rent: €18,500 P.A. (Excl. VAT)**

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS

**FILE NO. d909.BK**



- ❖ Excellent ground floor retail unit extending to c. 62 sq.m. / 667 sq.ft.
- ❖ Occupies a corner position between Monck Street and North Main Street seeing high levels of passing pedestrian footfall.
- ❖ Nearby occupiers include Shaws Department Store, The Crown Quarter, Greenacres, Superdrug, EBS, etc.
- ❖ Highly visible display window with extensive street frontage.
- ❖ Ready for immediate occupation.
- ❖ Flexible lease terms available.
- ❖ For further detail and appointment to view, contact the sole selling agents, Kehoe & Assoc. 053 9144393 or email [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)

**Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com).

Website: [www.kehoeproperty.com](http://www.kehoeproperty.com)

## DESCRIPTION:

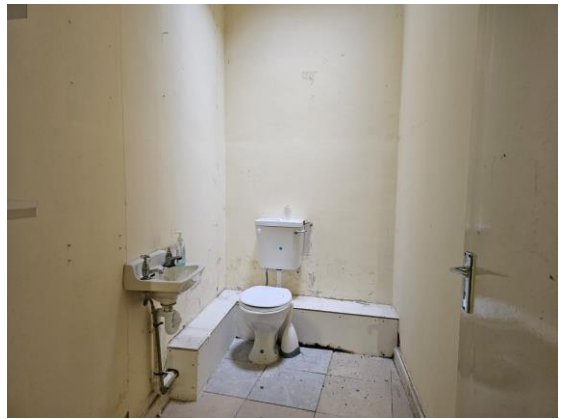
The subject property comprises a ground floor retail unit extending to c. 62 sq.m. / 667 sq.ft. located at 100 North Main Street, Wexford. This unit occupies a prominent corner position between Monck Street and North Main Street seeing high levels of passing pedestrian footfall. This location is a pedestrianised section of Wexford's main thoroughfare linking The Bull Ring with Redmond Square through Selskar.

100 North Main Street has extensive street frontage and a highly visible display window. The accommodation comprises a ground floor retail unit with an open plan retail area, an office, a kitchenette and a W.C. Adjoining occupiers include Shaws Department Store, The Crown Quarter, Greenacres, Superdrug, EBS, etc. 100 North Main Street is positioned in close proximity to Redmond Square Car Park.

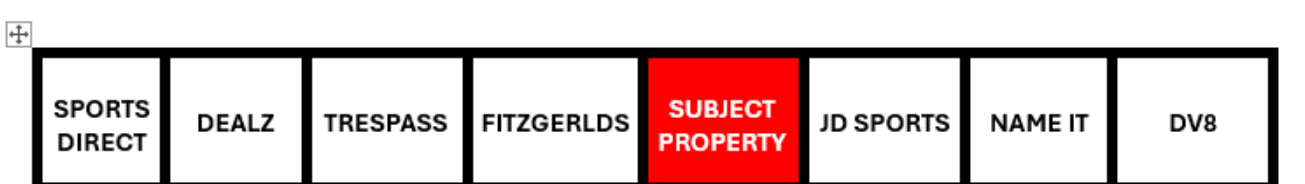
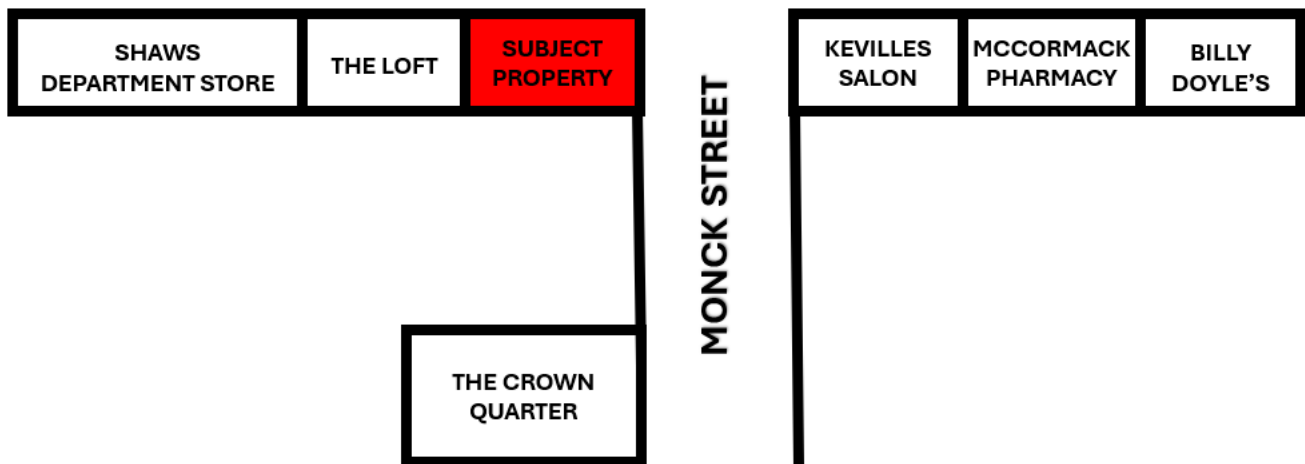
## ACCOMMODATION:

Open Plan Retail Area	9.48m x 4.38m (max)	Laminate floor.
Rear Hallway	4.14m x 2.14m	Carpet floor.
Storage Pres	2.99mx 0.80m	
Office	3.57m x 2.46m	Carpet floor.
W.C.	2.62m x 1.38m	Tiled floor, w.c. and w.h.b.
Kitchenette	2.70mx 1.18m	Tiled floor and stainless steel sink.





**NORTH MAIN STREET, WEXFORD**



**SOUTH MAIN STREET, WEXFORD**

**RATES:** The Valuation Office reference no. is 2104667. The Net Annual Valuation (NAV) of this property is €16,560. The Annual Rate on Valuation (ARV), determined by Wexford County Council in 2025 is 0.253. Therefore, the current annual rate of this premises is €4,174.50.

**LEASE TERMS :** Flexible lease terms available.

**NOTE:** The tenant will be responsible for rates, insurance and all usual outgoings.

**SERVICES:** Mains waters, mains drainage, ESB.

**VIEWING:** Strictly by prior appointment only. Contact the sole letting agents, Kehoe & Assoc. 053 9144393. Email: sales@kehoeproperty.com

**DIRECTIONS:** Eircode: Y35 HH9V



**Building Energy Rating (BER): C2 BER No. 801053604**  
**Energy Performance Indicator: 344.95 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**



**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



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