

TO LET

EXCELLENT RETAIL PREMISES AT NO. 4 NORTH MAIN STREET, WEXFORD

Rent: €50,000 P.A. (Excl. VAT)

FILE NO. E242.CM

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ An exceptional retail unit located in the heart of Wexford's premier shopping thoroughfare, North Main Street.
- ❖ This property enjoys a prime trading position with excellent pedestrian footfall and strong surrounding occupiers, including Boots, DV8, Allcare Pharmacy, McCauley's, Lifestyle Sports, JD Sports, Vila, Paco, and Rituals.
- ❖ The unit provides approximately 104 sq.m. (1,120 sq.ft.) of high-quality retail accommodation at ground floor level, together with storage at basement level and extensive additional accommodation over the upper floors.
- ❖ Finished to an excellent standard, the property features modern flooring, suspended ceilings, lighting, and rear access for deliveries and staff.
- ❖ To arrange inspection, contact the Sole Letting Agents Kehoe & Assoc. email info@kehoeproperty.com or 00353 53 9144393.

Key Features

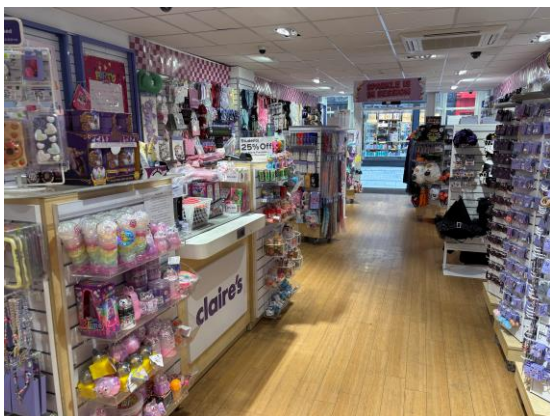
- ❖ Prime retail pitch in Wexford's main shopping district
- ❖ Approx. 104 sq.m. (1,120 sq.ft.) of high profile retail
- ❖ Basement storage and upper floor accommodation
- ❖ High visibility and strong pedestrian footfall
- ❖ Modern internal finish with suspended ceiling and lighting
- ❖ Rear access for deliveries and staff
- ❖ Surrounded by leading national and international retailers including Boots, DV8, Allcare Pharmacy, McCauley's, Lifestyle Sports, JD Sports, Vila, Paco, Rituals etc.
- ❖ Ideal for fashion, beauty, lifestyle, or specialist retail use

Location

Wexford Town is a thriving provincial centre and the commercial hub of County Wexford, serving a broad catchment area across the southeast region. The town has a strong retail tradition and continues to perform as one of Ireland's most vibrant market towns.

North Main Street represents the prime retail pitch within the town centre, accommodating a mix of multinational, national, and indigenous retailers. The street enjoys a steady flow of local shoppers and visitors throughout the week, with particularly high footfall at weekends and during seasonal events.

Wexford's attractive streetscape, pedestrian-friendly layout, and expanding local economy make it a highly desirable trading location for both established and emerging retail brands.



Accommodation

Description	Sq. m.	Sq. ft.
Ground Floor Retail	104	1,120
Basement Storage	TBC	
1 st Floor	53	570
2 nd Floor	53	570

(Areas to be confirmed on inspection)

JD SPORTS	FLYING TIGER	VILA	DV8 FASHION	PETER MARKS	INDUSTRY
-----------	--------------	------	-------------	-------------	----------

NORTH MAIN STREET, WEXFORD

PENNY'S	BOOTS	CARRIG DONN	Anne Street	ALLCARE PHARMACY	SUBJECT PROPERTY	PAMELA SCOTT
---------	-------	----------------	----------------	---------------------	---------------------	-----------------

Lease Terms:

The tenant will be responsible for Local Authority rates, insurance and the usual outgoings.

Local Authority Rates:

The Valuation Office reference no. is 2101557. The Net Annual Valuation (NAV) of this property is €27,900. The Annual Rate on Valuation (ARV) determined by Wexford County Council in 2025 is 0.253. Therefore, the current annual local authority rates of this premises is €7,058.



Building Energy Rating (BER): C1 BER No. 801098211
Energy Performance Indicator: 292.69 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole letting agents.

Auctioneer: Colum Murphy

Contact No: 053 9144393

Email: info@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: info@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