

TO LET

UNIT 3, DONOVAN'S WHARF, CRESCENT QUAY, WEXFORD

Rent: €16,000 P.A.

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. B208.CM



- ❖ Extending to c. 84.07 sq. m. (c. 905 sq. ft.) – in total. Fully fitted with large display window and circa 6m of street frontage. Large volumes of passing traffic.
- ❖ This unit is presented in good condition with fitted shelving, counter units and storage area.
- ❖ The retail space extends to c. 72.46 sq. m. (c. 780 sq. ft.) with additional accommodation including storeroom and w.c.
- ❖ Excellent natural light, suspended ceiling and electric window shutters.
- ❖ For further details and appointment to view contact the sole letting agents, Kehoe & Assoc., 053 9144393. Or by email info@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com





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 2101096. The local authority rates of this premises c. €2,848 per annum.

Building Energy Rating (BER): C1 BER No. 800344327

Energy Performance Indicator: 841.62 kWh/m²/yr

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

Auctioneer: Colum Murphy

Contact No: 053 9144393

Email: info@kehoeproperty.com

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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. PRA No. 002141