

# TO LET

## GROUND FLOOR RETAIL UNIT NO. 94 SOUTH MAIN STREET, WEXFORD

Rent: €27,500 P.A. (Plus VAT)

FILE NO. C214.BK

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ Excellent ground floor retail unit extending to c. 77 sq. m. / 829 sq. ft.
- ❖ Premises occupies a prominent high street position located at 94 South Main Street and is presented in turnkey condition.
- ❖ Nearby occupiers include Guineys Department Store, TK Maxx, Shoe Rack, Sports Direct, Subway, etc.
- ❖ Situated in close proximity to Paul Quay Car Park, Stonebridge Multi-Storey Car Park and South Main Street Car Park.
- ❖ Flexible lease terms available and ready for immediate occupancy.
- ❖ To arrange inspection, contact the Sole Letting Agents Kehoe & Assoc. email [info@kehoeproperty.com](mailto:info@kehoeproperty.com) or 00353 53 9144393.



**Kehoe & Assoc.**

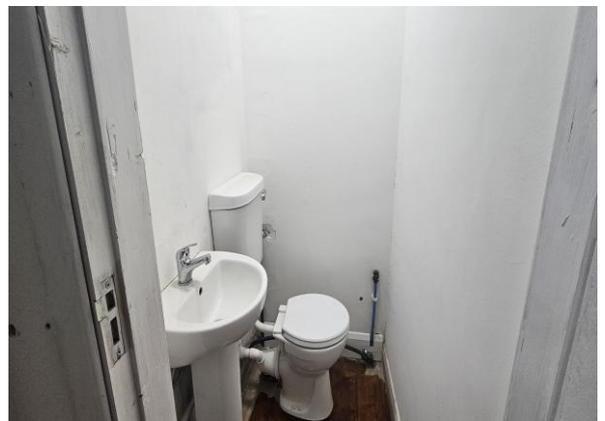
Commercial Quay, Wexford. Tel: 053 9144393

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. 77 sq. m. / 829 sq. ft. located at No. 94 South Main Street, Wexford. This unit occupies a prime location in a thriving business locality with a large display window and extensive street frontage. South Main Street sees a high volume of pedestrian traffic. Nearby occupiers include Guineys Department Store, TK Maxx, Shoe Rack, Sports Direct, Subway, etc. No. 94 is positioned in close proximity to South Main Street Car Park, Stonebridge Multi-Storey Car Park and Paul Quay Car Park. Viewing comes highly recommended.



## **Please Note:**

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

## **Services:**

Mains waters, mains drainage, ESB.

## **Local Authority Rates:**

TBC

## **Lease Terms**

Flexible lease terms available.

**Directions:** From Wexford's Crescent Quay, turn down Harper's Lane opposite the statue of Commodore John Barry. Take the next turn left onto South Main Street and the premises is 100m on the right-hand side with 'To Let' signage in the window. **EIRCODE: Y35 H220**

**Building Energy Rating (BER): C2 BER No. 800597114**

**Energy Performance Indicator: 1025. kWh/m<sup>2</sup>/yr**

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

**Auctioneer: Bobby Kehoe**

**Contact No: 085 7111540**

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

**Kehoe & Assoc.,**

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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