

TO LET

GRUND FLOOR RETAIL UNIT, OLD CUSTOM BUILDING, CRESCENT QUAY, WEXFORD

Rent: €17,500 P.A. (Plus VAT)

FILE NO. E396.BK

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ High profile retail unit extending to c. 60 sq. m. / 646 sq. ft.
- ❖ Occupies a prominent corner position fronting Crescent Quay and Paul Quay.
- ❖ Dual display windows with extensive street frontage.
- ❖ Strong levels of passing vehicular and pedestrian traffic.
- ❖ Two car parking spaces available.
- ❖ To arrange inspection, contact the Sole Letting Agents Kehoe & Assoc. email info@kehoeproperty.com or 00353 53 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

Description

The subject property comprises a ground floor retail unit extending to c. 60 sq. m. / 646 sq. ft. The property occupies a prominent corner position fronting Crescent Quay and Paul Quay with excellent visibility and strong levels of passing pedestrian and vehicular traffic. The unit is presented in good condition throughout and benefits from large dual display windows providing excellent natural light. The interior layout comprises an open plan retail space with additional accommodation including a treatment room / private office and W.C. facilities. The unit has the benefit of two car parking spaces and is suitable for a variety of retail or service uses (subject to planning permission, if required).



Accommodation

- Open Plan Retail Area 8.87m x 6.71m (max)
- W.C. 1.77m x 1.33m
- Treatment Room / Office 2.82m x 2.36m (max)

Total Floor Area: c. 60 sq. m. / 646 sq. ft.



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:

Local authority Rates: Valuation Office Reference Number 2102944. Net annual Valuation (NAV) of this property is €14,570. The annual rate of valuation (ARV) determined by Wexford County Council in 2026 is 0.253. Therefore, the current annual rate on this premises is €3,686.21.

Directions:

Eircode: Y35 W959

Building Energy Rating (BER): F BER No. 801140708
Energy Performance Indicator: 1003.75 kWh/m²/yr

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

Auctioneer: Bobby Kehoe
Contact No: 085 7111540
Email: bobby@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