

FOR SALE

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

COMMERCIAL INVESTMENT AT 98 / 100 SOUTH MAIN STREET, WEXFORD

AMV: €535,000 (Plus VAT)

FILE NO. E431.BK



- ❖ Exceptional mixed-use investment opportunity extending to approximately 359 sq. m. / 3,864 sq. ft., comprising a ground floor café premises and three floors of office accommodation, presented in excellent condition throughout.
- ❖ Based on a rent roll of €51,000 per annum, this building is capable of producing a net yield of 8.66% when fully let.
- ❖ The café premises (trading as 'Stable Diet') extends to c. 93 sq. m. / 1,001 sq. ft. and is currently producing a rent of €26,000 per annum. The lease has recently expired.
- ❖ The office accommodation extends to approximately 266 sq. m. / 2,863 sq. ft. laid out over three floors and is available to lease immediately at €25,000 per annum.
- ❖ 98 / 100 occupies a prominent position on South Main Street, one of Wexford Town's principal commercial thoroughfares, with high levels of pedestrian and vehicular traffic and is situated within close proximity to Paul Quay Car Park, Euro Multi Storey Car Park and South Main Street Car Park.
- ❖ To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or email info@kehoeproperty.com.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com



Location

98/100 South Main Street occupies a prominent position on one of Wexford town's principal commercial thoroughfares. Situated on South Main Street, approximately 60 metres from the corner of South Main Street and Bride Street, the property benefits from exceptionally high volumes of pedestrian and vehicular traffic. This vibrant part of South Main Street provides an important link between the town's key retail and commercial destinations.

The property is ideally positioned in close proximity to Paul Quay Car Park, Euro Multi Storey Car Park and South Main Street Car Park, all within a few minutes' walk, greatly enhancing its accessibility for staff, clients and customers alike. Neighbouring occupiers in the immediate vicinity include TK Maxx, Guineys Department Store, Sports Direct, Shoe Rack, Paddy Power, Subway and a range of other national and local retailers, ensuring consistently strong footfall throughout the trading day.

Larkins Lane runs directly adjacent to the property, providing a useful secondary pedestrian access point to the rear of the building. Wexford is a thriving provincial town with a diverse and growing commercial base, attracting a strong mix of international, national and indigenous businesses.



Description

Kehoe & Associates are delighted to present 98/100 South Main Street, Wexford to the market. This is an exceptional mixed-use commercial investment property, comprising a ground floor café premises and three floors of office accommodation, extending to a total of approximately 359 sq. m. / 3,864 sq. ft.

Based on a rent roll of €51,000 per annum, this building is capable of producing a net yield of 8.66%, representing an outstanding opportunity for an investor seeking a well-located, income-generating asset in the heart of Wexford town.

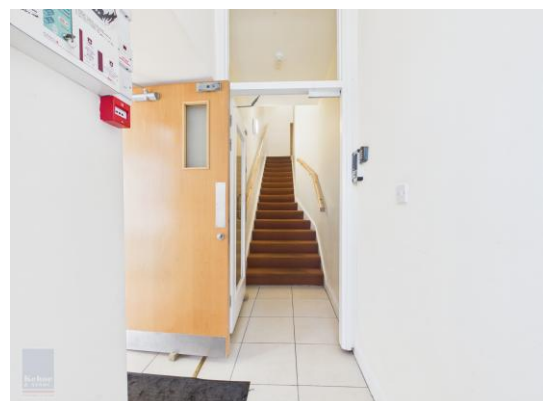
The ground floor café premises, trading as 'Stable Diet', extends to approximately 93 sq. m. / 1,001 sq. ft. and is currently producing a passing rent of €26,000 per annum. The lease on this premises has recently expired.

The office accommodation extends to approximately 266 sq. m. / 2,863 sq. ft. laid out over three floors and is presented in excellent condition throughout. The offices are vacant and available to lease immediately at €25,000 per annum.

The ground floor office accommodation comprises a welcoming reception area, an accessible W.C. and a rear office / filing room. This rear area benefits from a pedestrian access door onto Larkins Lane, which could also serve as a secondary entrance or delivery point.

A stairwell leads to the first floor where the accommodation comprises a W.C., a well-appointed staff room / kitchenette and two spacious offices. The corner-profile office at first floor level, with its elevated street presence, would be particularly suited for use as a director's office or alternatively as a hot-desk or collaborative workspace.

The second-floor accommodation comprises a W.C., a further staff room / kitchenette, two smaller offices and one expansive office with triple-aspect windows affording a view of Wexford Harbour. This impressive space would make a truly beautiful boardroom and is certain to leave a lasting impression on clients and visitors. The property is presented in excellent condition throughout. viewing come highly recommended.





ACCOMMODATION

Office Accom.

Ground Floor

Entrance Hallway	3.96m x 1.20m	With tiled flooring, staircase to first floor and door into:
Reception Area	5.00m x 3.94m	With tiled flooring, reception desk with overhead lighting, door to stairwell and entrance doorway from south main street.
Accessible W.C.	2.07m x 1.53m	With tiled flooring, w.c. and w.h.b.
Back Office / Filing Room	4.37m x 3.95m (max)	With carpet flooring, side access door onto Larkin's Lane.

First Floor

Landing Area	3.51m x 1.81m	With carpet flooring and staircase to second floor.
W.C.	2.94m x 1.07m	With lino flooring, w.c. and w.h.b.
Canteen	3.78m x 4.65m	With part tiled / part carpet flooring and stainless steel sink with countertop space.
Office 1 / Directors Office	9.06m x 3.76m	With carpet flooring and dual aspect windows.
Office 2	5.00m x 4.66m	

Second Floor

Landing	4.47m x 1.48m	With carpet flooring.
W.C.	1.88m x 1.04m	With lino flooring, w.c. and w.h.b.
Canteen	4.67m x 3.78m	With lino flooring and stainless steel sink with countertop space.
Office 3 / Meeting Room	9.11m x 3.86m	With carpet flooring, large dual corner windows with view of Wexford Harbour.
Office 4	4.65m x 3.10m	With carpet flooring.
Office 5	4.66m x 3.64m	With carpet flooring.

Café Accom.

Kitchen	8.54m x 5.80m (max)	With tiled flooring, fitted kitchen and side door access onto Larkins Lane.
Ladies & Gents W.C.	2.88m x 5.80m (max)	With tiled flooring.
Café	8.33m x 5.60m (max)	With tiled flooring

Total Floor Area: c. 359 sq. m. / 3,864 sq. ft





Features

- Mixed-use investment property
- Accommodation extending to c. 359 sq. m. / 3,864 sq. ft.
- Net yield of 8.66% off a €51,000 rent roll when fully let.
- Café currently producing €26,000 p.a.
- Three floors of office accommodation
- Triple-aspect 2nd floor office with harbour views
- Presented in excellent condition throughout
- Offices available immediately at €25,000 p.a.

Services

- Mains water
- Mains drainage
- ESB
- Fibre broadband available

Outside

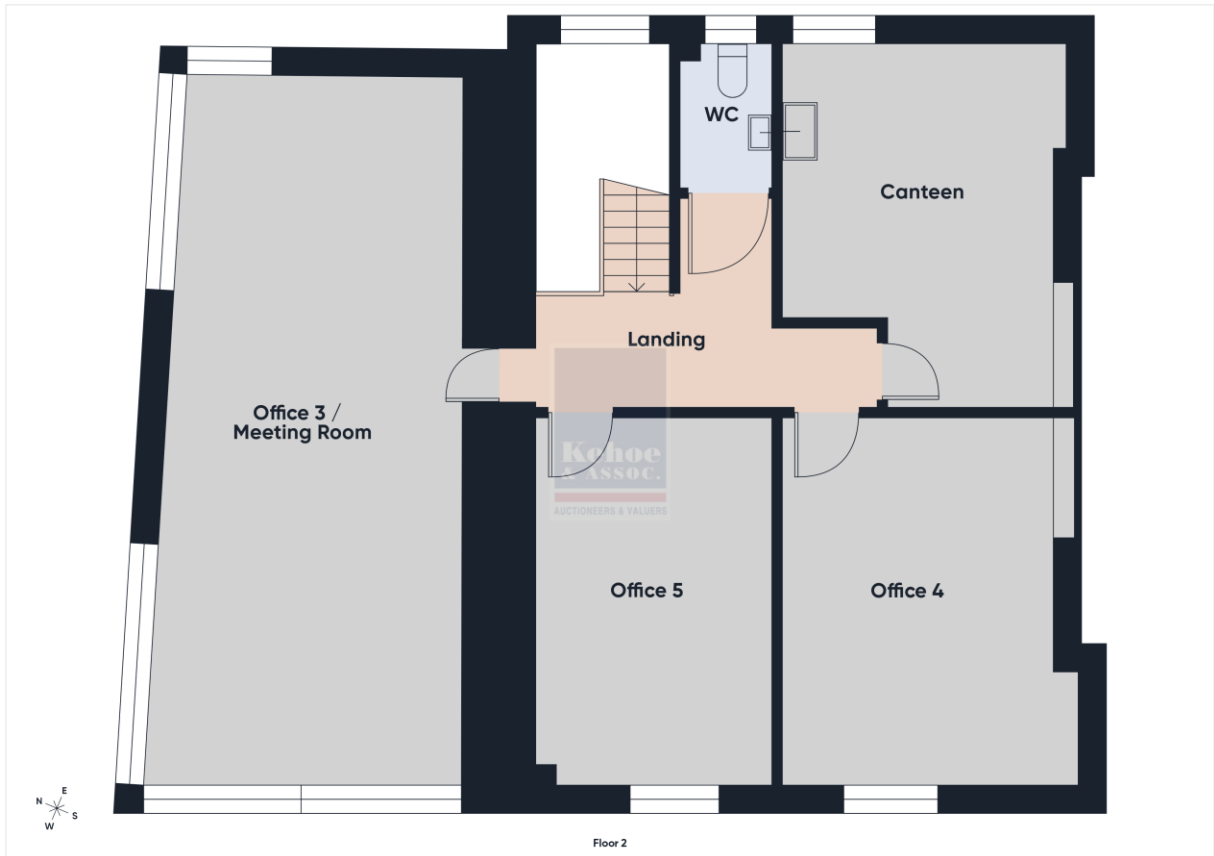
- Prime South Main Street corner position
- High volumes of pedestrian and vehicular traffic
- Numerous car parks nearby
- Pedestrian side access via Larkins Lane
- Extensive street frontage

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

DIRECTIONS: Eircode Y35 EY05







Building Energy Rating (BER): E1 BER No. 801150053

Energy Performance Indicator: 572.49kWh/m²/yr

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

Auctioneer: Bobby Kehoe

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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