

# FOR SALE

## COMMERCIAL INVESTMENT AT 6 SELSKAR STREET, WEXFORD

AMV: €295,000

FILE NO. 4714.BK

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ Substantial town centre property extending to approximately 198 sq. m. / 2,131 sq. ft. in total.
- ❖ Retail accommodation extending to c. 97 sq. m. / 1,044 sq. ft. over ground and first floor levels.
- ❖ Extensive overhead accommodation extending to c. 101 sq. m. / 1,087 sq. ft. with separate street access.
- ❖ Excellent potential for above the shop living quarters or to generate a separate rental income stream, subject to any necessary planning permission and statutory consents.
- ❖ Prime location within Wexford Town's established retail core linking North Main Street, The Bull Ring and Redmond Square.
- ❖ To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or email [info@kehoeproperty.com](mailto:info@kehoeproperty.com).



### **Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

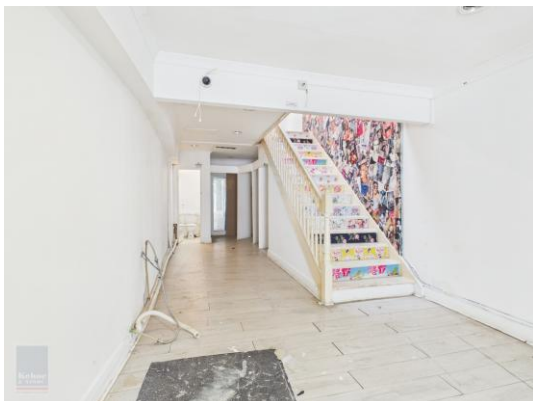
Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com).

Website: [www.kehoeproperty.com](http://www.kehoeproperty.com)



## Location

No. 6 Selskar Street occupies a prominent position within the heart of Wexford Town's established retail core. Selskar Street is an important pedestrian link connecting North Main Street and The Bull Ring with Redmond Square, benefitting from consistent passing footfall and excellent accessibility. The property is surrounded by a strong mix of established retail, service and hospitality businesses, with nearby occupiers including Greenacres, Kevilles Hair Salon, Smiles Dental, McCauley Pharmacy, Dunnes Stores and Shaws Department Store. Wexford's Main Street, Redmond Square, Wexford Bus and Railway Station and all town centre amenities are within easy walking distance.



## Description

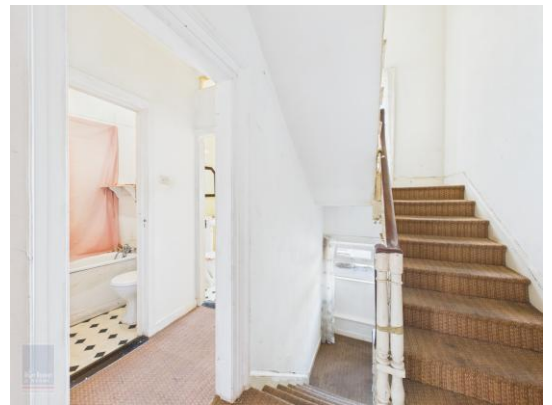
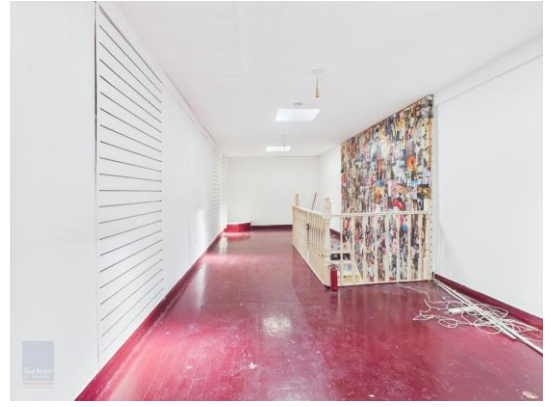
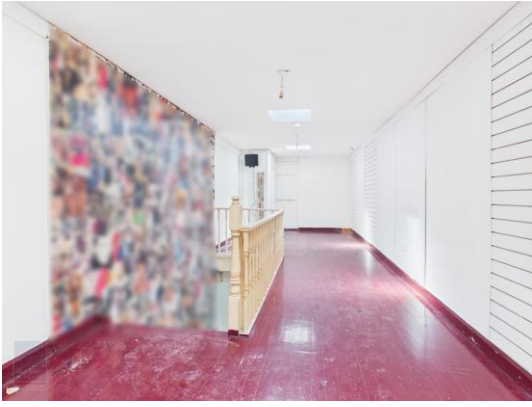
Kehoe & Associates are delighted to present No. 6 Selskar Street to the market. This substantial town centre property extends to approximately 198 sq. m. / 2,131 sq. ft. in total and comprises a ground floor retail unit with first floor storage accommodation, in addition to extensive overhead accommodation arranged over the first, second and third floors.

The commercial element extends to c. 97 sq. m. / 1,044 sq. ft. and comprises an open plan ground floor retail area extending to c. 68 sq. m. / 732 sq. ft., WC and staircase access to first floor storage accommodation. The retail premises benefits from good street frontage with an attractive display window onto Selskar Street.

The overhead accommodation extends to c. 101 sq. m. / 1,087 sq. ft. and benefits from a separate entrance directly from Selskar Street. The first floor accommodation comprises a two rooms, guest WC and staircase access to the upper floors. There is also an internal doorway providing access between the overhead accommodation and the first floor storage area serving the retail premises.

The second floor comprises a spacious living room, bathroom and separate shower room, while the third floor provides two further attic rooms with rooflights. The overhead accommodation requires substantial refurbishment and modernisation throughout but offers excellent potential for above the shop living quarters or to generate a separate rental income stream, subject to any necessary planning permissions and statutory consents.

The combination of prominent retail premises and extensive overhead accommodation, with the benefit of separate street access, presents an excellent opportunity for investors, developers and owner occupiers seeking a substantial property in the heart of Wexford Town. Viewing comes highly recommended.



## ACCOMMODATION

### ***Ground Floor***

Open Plan Retail  
Area

### ***First Floor***

Storage space

**Total Retail Area: c. 97 sq. m. / 1,044 sq. ft**

### **Ancillary Accom**

#### ***First Floor***

Hallway	5.50m x 0.79m	With carpet flooring second floor and staircase to main street entrance.
W.C.	2.27m x 1.50m	With w.c. and w.h.b.
Room 1	3.46m x 2.49m	
Room 2	4.21m x 3.72m	

#### ***Second Floor***

Landing	1.72m x 0.89m	Staircase to third floor
Room 3	4.83m x 4.17m	
Bathroom	1.68m x 1.42m	With w.c., w.h.b. and bath
Shower Room	2.26m x 1.94m	With w.c., w.h.b. and shower stall with electric shower.

#### ***Third Floor***

Landing	1.36m x 1.07m	
Room 4	3.53m x 2.39m	
Room 5	4.85m x 4.42m	

**Total Floor Area: c. 198 sq. m. / 2,131 sq. ft**



## FEATURES

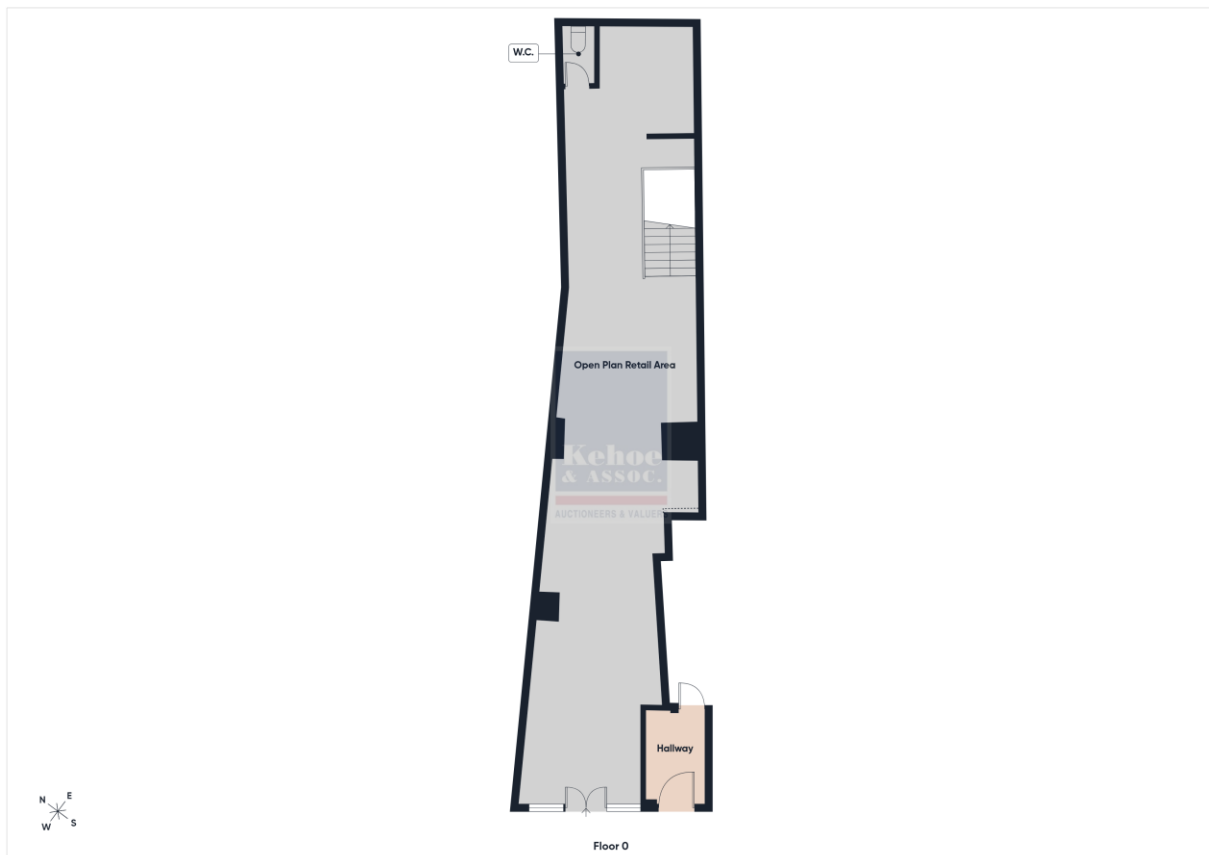
- Substantial town centre property
- Acc. extending to c. 198 sq. m. / 2,131 sq. ft. in total.
- Ground floor retail unit with first floor storage accommodation.
- Retail accommodation extending to c. 97 sq. m. / 1,044 sq. ft.
- Overhead accommodation extending to c. 101 sq. m. / 1,087 sq. ft.
- Separate street access to the overhead accommodation.
- Internal access between the overhead accommodation and first floor retail storage space.
- Excellent potential
- Prime position within Wexford Town's established retail core.

## SERVICES

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

## DIRECTIONS: Eircode Y35 KC9K

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







**Building Energy Rating (BER): C3 BER No. 800579658**  
**Energy Performance Indicator: 1247.17 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.,**  
Commercial Quay,  
Wexford  
053 9144393  
[www.kehoeproperty.com](http://www.kehoeproperty.com)  
Email: [info@kehoeproperty.com](mailto: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