

TO LET

GROUND & FIRST FLOOR RETAIL UNIT AT 25 SELSKAR STREET, WEXFORD

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

Rent: €25,000 P.A. (Exclusive)

FILE NO. E512.BK



- ❖ Excellent ground and first floor retail unit extending to c. 134 sq. m. / 1,442 sq. ft.
- ❖ Prime town centre location with extensive shop frontage on Selskar Street.
- ❖ Presented in excellent condition throughout and ready for immediate occupation.
- ❖ Bright open plan layout on both floors and an enclosed rear yard.
- ❖ CCTV, air conditioning, storage heating, LED lighting, goods lift and flood barrier installed.
- ❖ 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

Location

Occupying a prime trading position on Selskar Street, the property is situated in the heart of Wexford Town's established commercial district. Selskar Street enjoys strong pedestrian footfall throughout the day and is home to a diverse mix of retailers, cafés, restaurants, offices and professional services. The property is within easy walking distance of North Main Street, South Main Street, Redmond Square and The Bullring, while excellent public transport links and nearby public parking provide convenient access for both customers and staff.



Description

Kehoe & Associates are delighted to present this excellent ground and first floor retail premises to the market. Occupying a prominent position with an extensive shop frontage, the property provides excellent visibility and display opportunities in one of Wexford Town's busiest commercial locations.

Extending to c. 134 sq. m. / 1,442 sq. ft., the accommodation comprises a spacious ground floor retail area extending to approximately c. 77 sq. m. / 829 sq. ft., together with a ground floor W.C., understairs storage and an enclosed rear yard with roof covering, currently utilised for additional storage and bin storage.

The first floor extends to approximately c. 57 sq. m. / 614 sq. ft. and comprises a bright open plan retail area. Presented in excellent condition throughout, the property is available for immediate occupation and is fitted to a high standard, benefiting from CCTV, air conditioning, storage heating, LED lighting, a goods lift maximum capacity of 250 kg and a flood barrier.

This is an excellent opportunity to lease a well presented commercial premises in one of Wexford Town's most established retail locations. The premises offers flexibility for a wide range of retail or service-based occupiers (subject to planning, if required).



ACCOMMODATION

Ground Floor c. 77 sq. m. / 829 sq. ft.

First Floor c. 57 sq. m. / 614 sq. ft.

Total Floor Area c. 134 sq. m. / 1,442 sq. ft.



Features

- Prime town centre retail location
- Extensive shop frontage
- Presented in excellent condition throughout
- Ready for immediate occupation
- LED lighting throughout
- Goods lift (250 kg maximum capacity)
- Enclosed rear storage and bin storage area

Services

- Mains water
- Mains sewerage
- ESB
- Air conditioning
- Storage heating
- CCTV
- Flood barrier installed

Please Note:

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

Local Authority Rates:

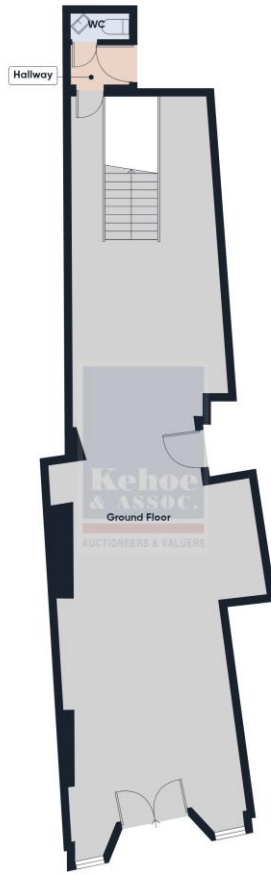
Local authority Rates: Valuation Office Reference Number 2104511. Net annual Valuation (NAV) of this property is €23,119.95. The annual rate of valuation (ARV) determined by Wexford County Council in 2026 is 0.253. Therefore, the current annual rate on this premises is €5,849.35.

Lease Terms

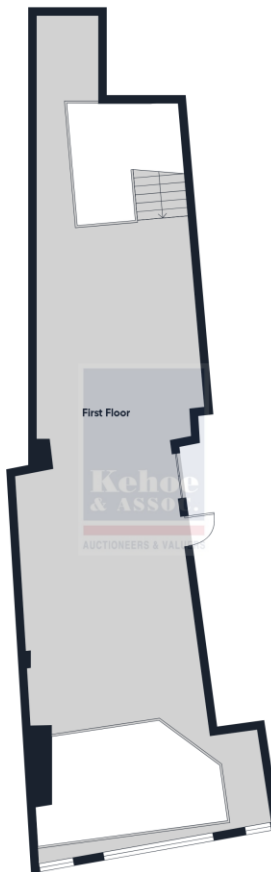
Flexible lease terms available.

Directions:

Eircode: Y35 TR50



Floor 0



Floor 1

Building Energy Rating (BER): B BER No. 801169509
Energy Performance Indicator: 313.11 kWh/m²/yr

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

Contact No: 053 9144393

Email: sales@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued in connection with negotiations regarding this property will be conducted through this firm. PRA No. 002141