

TO LET

**NO. 84 NORTH MAIN STREET,
WEXFORD**

Rent: €17,500 p.a. (Exclusive)

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

File No. a141.CM



- Prime retail unit extending to c. 64 sq. m. / 689 sq. ft.
- Superb town-centre location close to Shaws Department Store and The Bull Ring
- Flexible term lease available.
- **Building Energy Rating (BER) C3**
BER No. 800391955
Performance Indicator: 1175.6 kWh/m²/yr
- Further details contact the sole letting agents, Kehoe & Assoc. at 053 9144393.



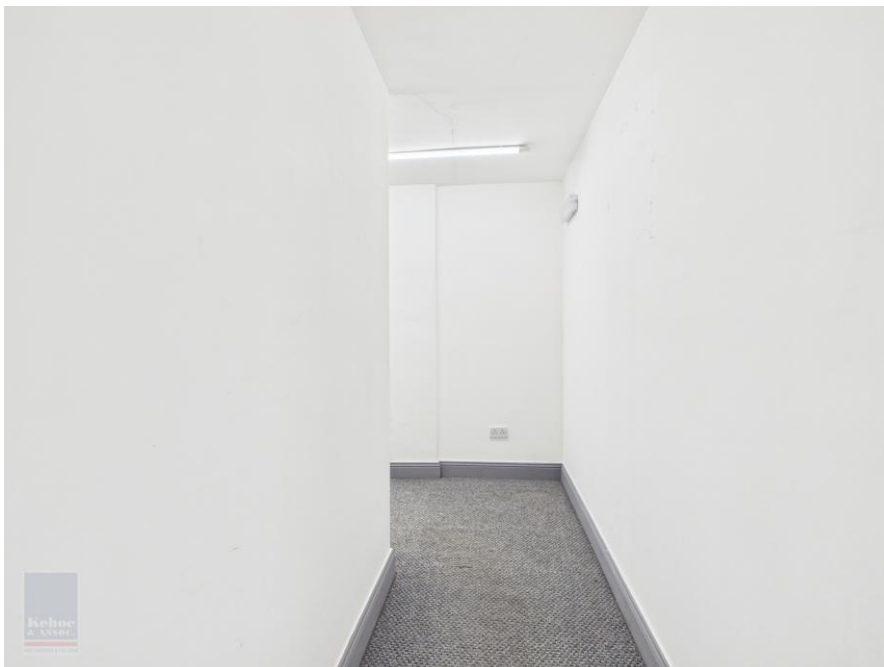
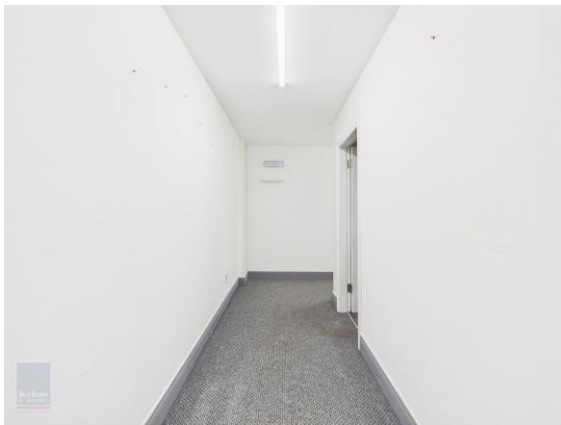
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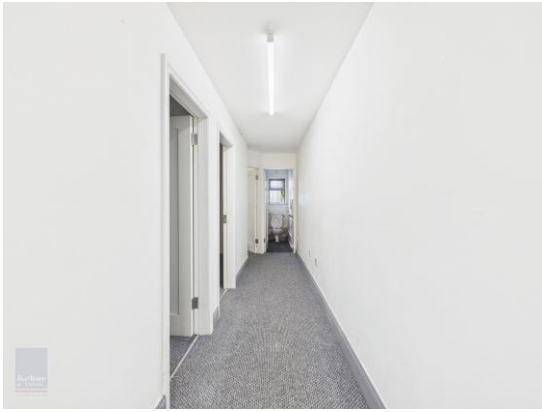
Kehoe & Assoc.

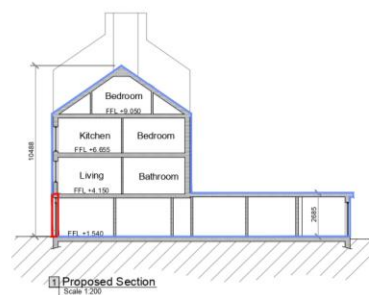
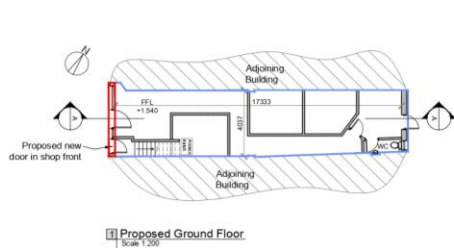
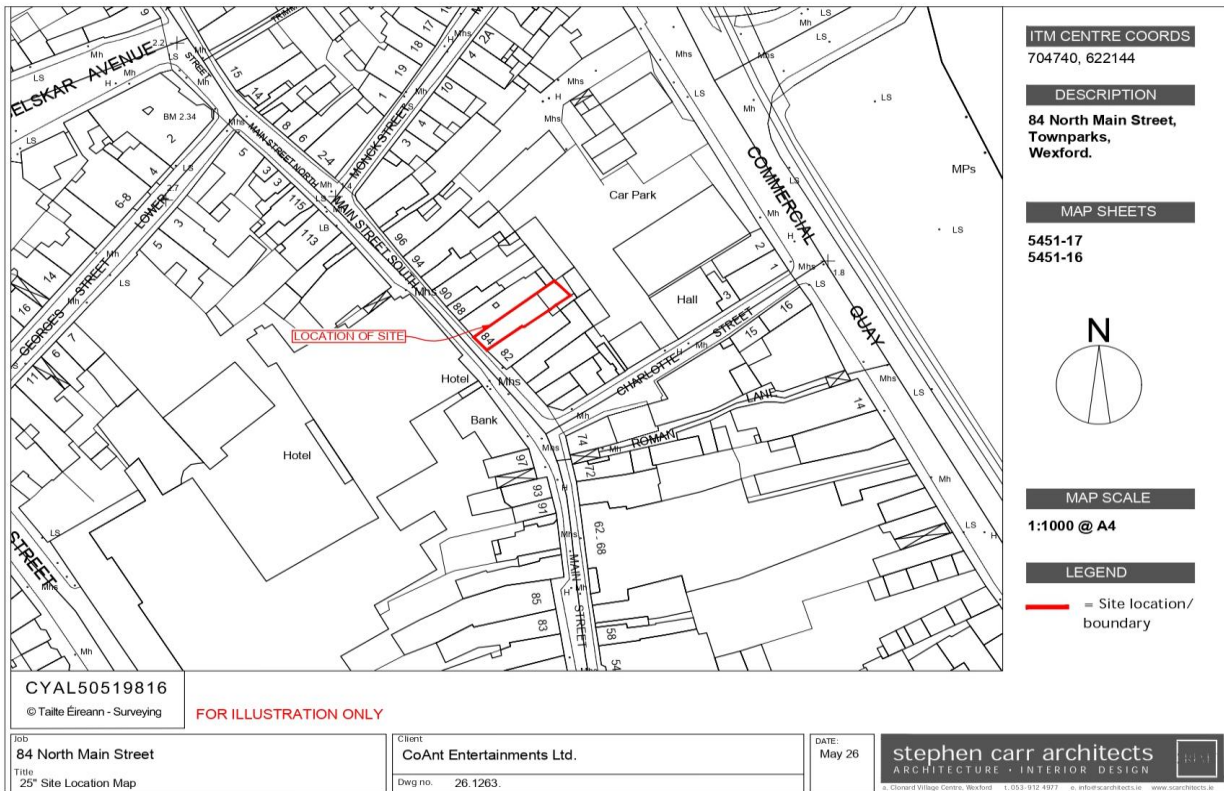
Commercial Quay, Wexford. Tel: 053 9144393

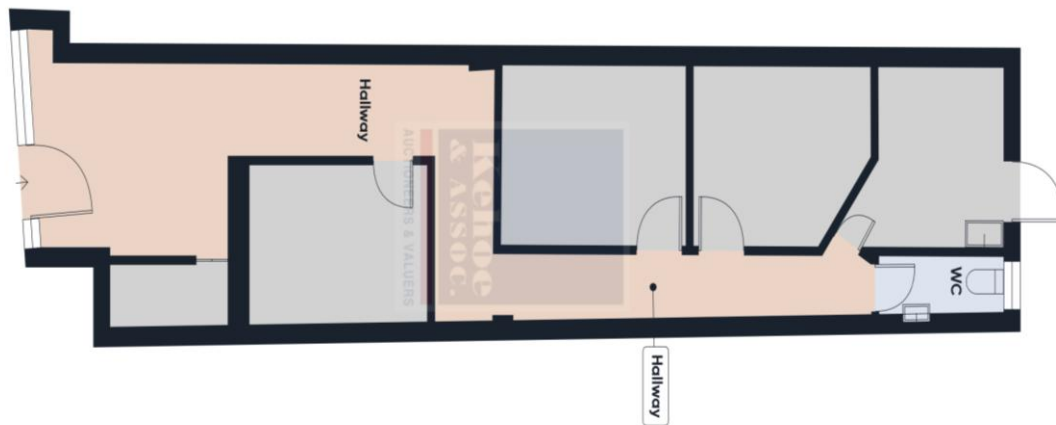
Email: Sales@kehoeproperty.com.

Website: www.kehoeproperty.com









LOCATION: The unit to let comprises an excellent easily managed retail unit located on Wexford's North Main Street close to Shaws Department Store. This busy part of the Main Street links the Redmond Square Shopping Centre (Dunnes Stores) with South Main Street. Adjacent occupiers also include The Crown Quarter, Whites Hotel, La Cuisine, Jasper's Restaurant, Crown Live Venue, Greenacres etc

DESCRIPTION: The unit comprises a ground floor retail unit which extends to c. 64 sq. m./c. 689 sq. ft. of open plan retail space. There are toilet facilities, a small store and yard to the rear of the premises.

LEASE TERMS: Flexible lease terms available.

RENT: €17,500 per annum exclusive of rates, insurance and service charge.

LOCAL AUTHORITY RATES: The Valuation Office reference no. is 2104355. The Net Annual Valuation (NAV) of this property is €16,720. The Annual Rate on Valuation (ARV), determined by Wexford County Council, in 2026 is 0.253. Therefore, the current annual rates for this premises is €4,230.16

VIEWING: Strictly by prior appointment with the sole letting agents, Kehoe & Assoc. 053 9144393. Email: sales@kehoeproperty.com

PSRA No. 002141

These particulars are issued for guidance purposes only and do not form part of any contract and are understanding that all negotiations regarding this property will be conducted through this firm.

