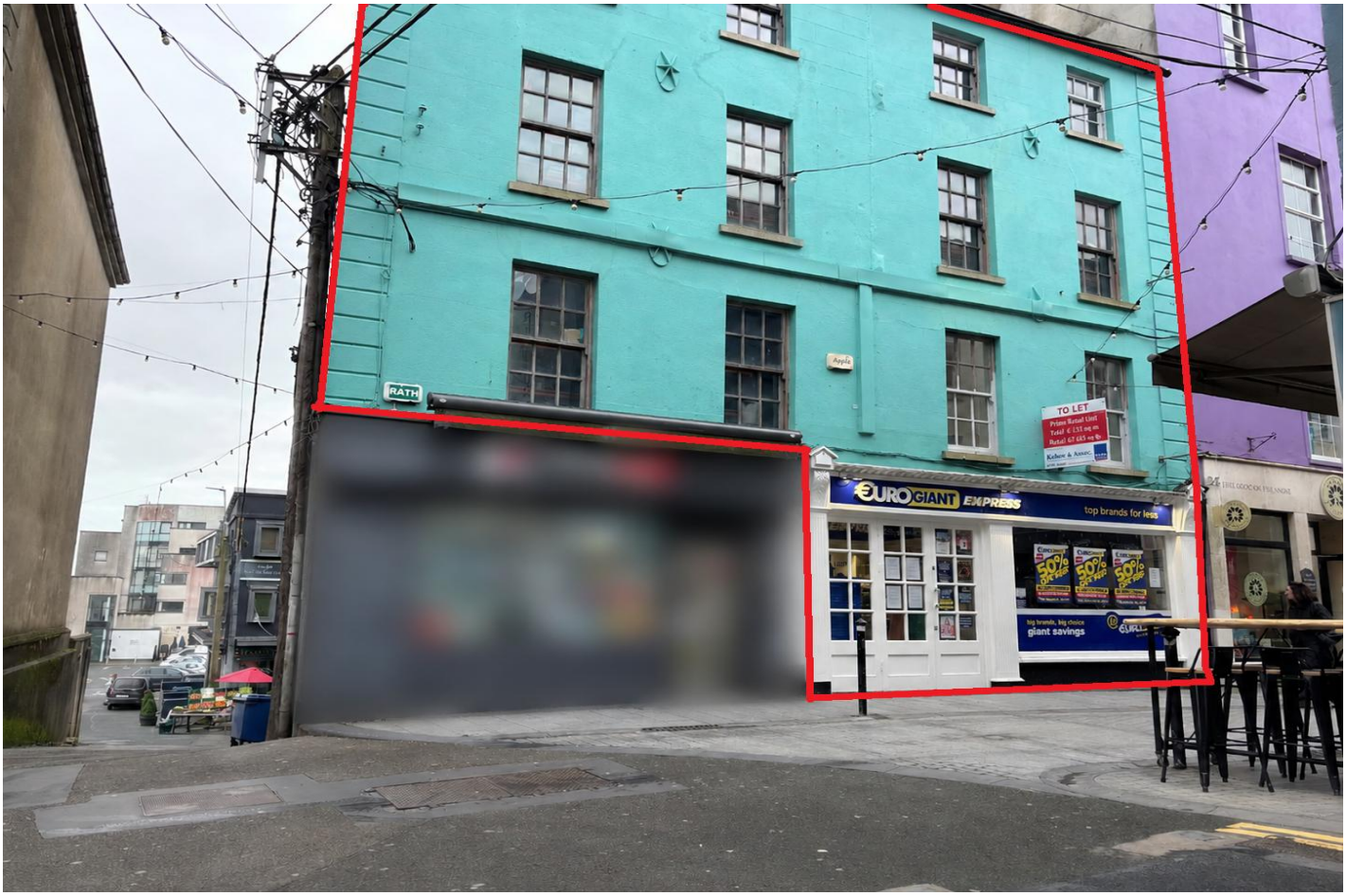
FOR SALE

Kehoe & Assoc.
AUCTIONEERS & VALUERS

SUBSTANTIAL COMMERCIAL PREMISES
26 NORTH MAIN STREET, WEXFORD

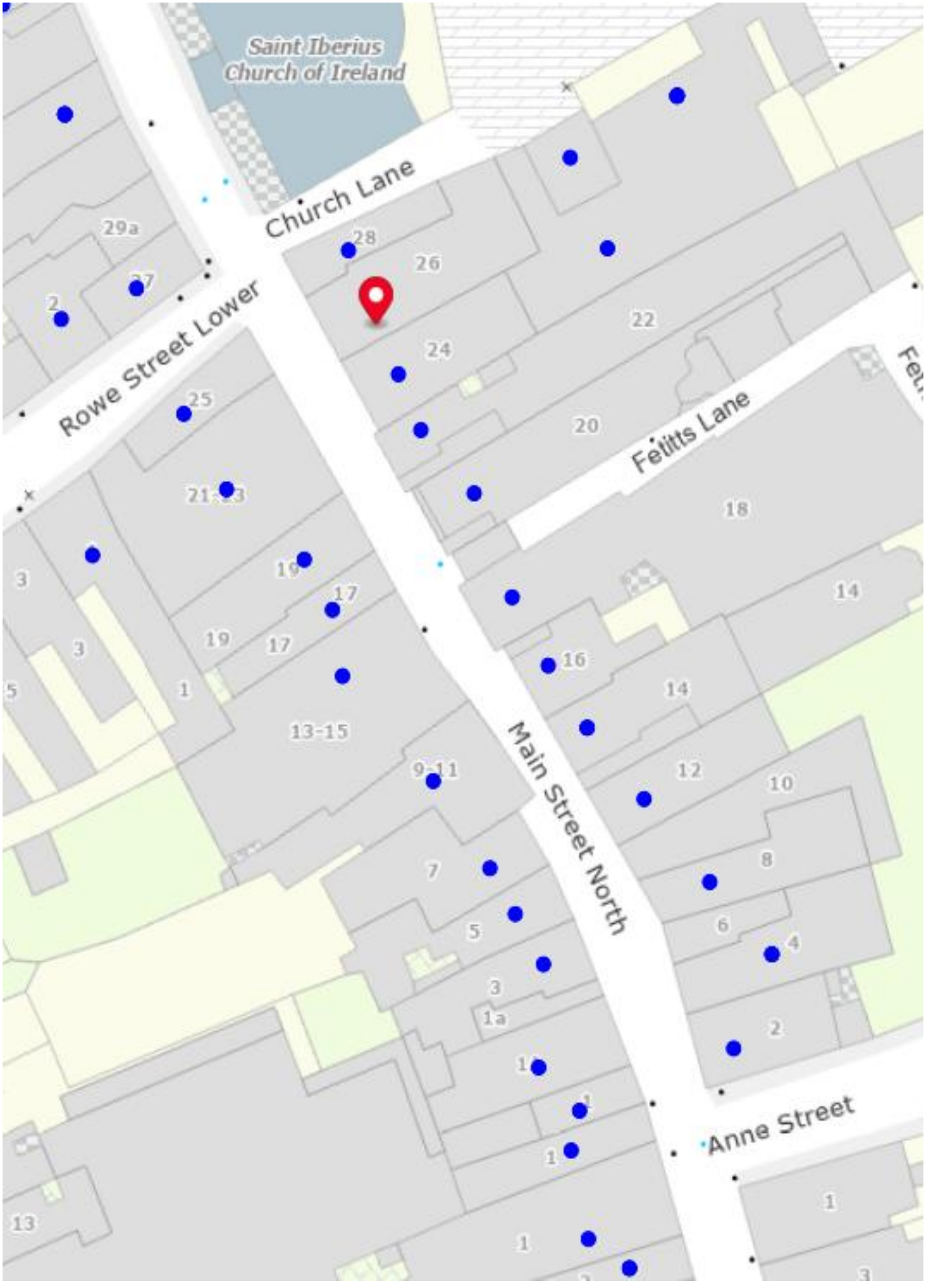
AMV: €475,000 **FILE NO. b319.CM**



- Situated in this bustling pedestrianised portion of Wexford's North Main Street.
- Nearby occupiers include Lifestyle Sports, Vodafone, McAuleys, Holland & Barrett, Rituals, etc.
- The building in total extends to c. 371 sq. m. (c. 4,000 sq. ft.) with c. 168.52 sq. m. (c. 1,814 sq. ft.) at ground floor.
- Extensive frontage of 6.4m (21ft.) with the highest level of footfall in County Wexford.
- Surrounded by a strong mix of national and established local retailers.
- For further details and appointment to view, contact the Sole Selling Agents Kehoe & Assoc. email sales@kehoeproperty.com or 00353 53 9144393.

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Kehoe & Assoc.
Commercial Quay, Wexford. Tel: 053 9144393
Email: info@kehoeproperty.com.
Website: www.kehoeproperty.com


Saint Iberius
Church of Ireland
Church Lane
Rowe Street Lower
Fetitts Lane
Main Street North
Anne Street
29a
28
26
27
2
25
24
22
20
21-23
19
17
18
16
14
3
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1
13-15
9-11
12
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8
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1a
2
13
1

LOCATION

North Main Street is located at the heart of Wexford town. It is a busy pedestrianised portion of the Main Street with exceptionally high volumes of footfall. The property is situated on the eastern side of the street adjacent to the junction between North Main Street, Rowe Street and Church Street. Significantly, it has rear access for deliveries, etc. onto Church Street. Wexford Town is an excellent retailing location with a mix of national, multi-national and indigenous retailers.



DESCRIPTION

The subject property comprises a three-storey over-basement commercial building with extensive frontage onto North Main Street, Wexford's busiest thorough-fare. Nearby occupiers include Holland & Barrett, Rituals, Lifestyle Sports, McAuley's, Boots, etc. The ground floor retail area extends to approximately 168 sq. m. with extensive storage over lower ground, first and second floor.



Accommodation

	SQ. M.	SQ. FT.
Ground Floor	c. 168.52 sq. m.	c. 1,814.00 sq. ft.
Lower Ground / Basement	c. 118.11 sq. m.	c. 1,271.00 sq. ft.
First Floor	c. 31.73 sq. m.	c. 341.62 sq. ft.
Second Floor	c. 52.40 sq. m.	c. 564.10 sq. ft.
Total	**c. 371.00 sq. m.**	**c. 4,000.00 sq.f t.**

Local Authority Rates:

We understand the Valuation Office Reference Number 2101582. Net Annual Valuation (NAV) of this property is €38,000. The Annual Rate of Valuation (ARV) determined by Wexford County Council in 2025 is 0.253. Therefore, the current annual rate on this premises is €9,614.

Viewing:

For further details and appointment to view contact the sole selling agents, Kehoe & Assoc. 053 9144393 or sales@kehoeproperty.com

Building Energy Rating (BER): C2 BER No. 800308769

Energy Performance Indicator: 467.23 kWh/m²/yr



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

Auctioneer: Colum Murphy

Contact No: 053 9144393

Email: info@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: info@kehoeproperty.com

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Kehoe & ASSOC.

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