

# TO LET

**NEW C. 381 SQ.M. RESTAURANT  
ADJACENT TO OMNIPLEX CINEMA,  
DRINAGH, WEXFORD**

**Rent: On Application**

**Kehoe  
& ASSOC.**

**AUCTIONEERS & VALUERS**

**FILE NO. c934.CM**



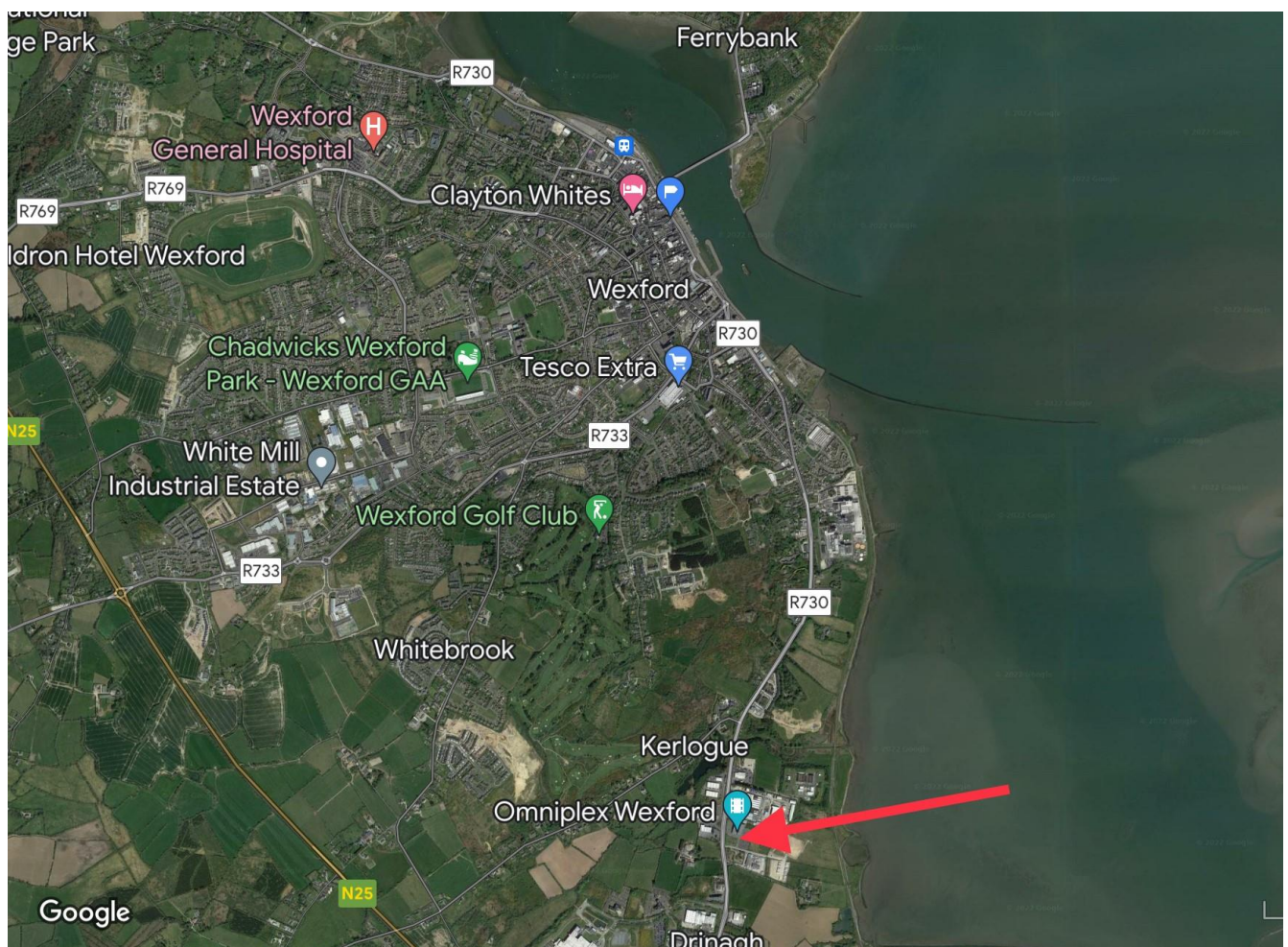
- ❖ This new restaurant facility will be constructed adjacent to the Omniplex Cinema on the Rosslare Road in Wexford Town.
- ❖ This is a high profile position directly fronting one of the main traffic arteries of Wexford Town.
- ❖ Convenient to Wexford Town Centre, Wexford's Ring-Road, N22/M11 and within walking distance of some of the largest employers in the area including Zurich, Waters, Coca-Cola, Innovu Insurance, etc.
- ❖ This new restaurant will extend to c. 381 sq.m. / 4,101 sq.ft.
- ❖ Ideally located, easily accessible and with extensive car parking available.
- ❖ Quoting terms on application.
- ❖ Contact the sole letting agents, Kehoe & Assoc. at 053 9144393.

**LOCATION:** Situated adjacent to the Omniplex Cinema, at Drinagh, outskirts of Wexford Town. Wexford is thriving town with an extensive hinterland. This new restaurant facility is located within walking distance of some of Wexford's largest employers including Coca-Cola, Waters Technology, Wexford Enterprise Centre, Kerlogue Business Park, Drinagh Retail Park, etc.

It is strategically located on one of the busiest access roads into Wexford with large volumes of passing traffic. It is positioned adjacent to the Omniplex Cinema with high volumes of activity. There is a local-link bus stop adjacent to this site.

**GENERAL DESCRIPTION:** The subject building is currently at site stage. The property is available to let on a long lease with flexible terms in relation to fit-out and specification. Available on modern lease terms. Quoting terms on application.

## LOCATION MAP





**GENERAL LEGEND**

- OUTLINE OF SITE AREA DEVELOPMENT
- EXTENT OF APPLICANTS LAND HOLDINGS
- LANDSCAPED AREA

**AREA SCHEDULE**

AREA	TYPE	AREA
SITE AREA	1000	1000
LANDSCAPED AREA	1000	1000

**SITE CONTEXTUAL ELEVATION A-A**

**SITE LAYOUT PLAN**

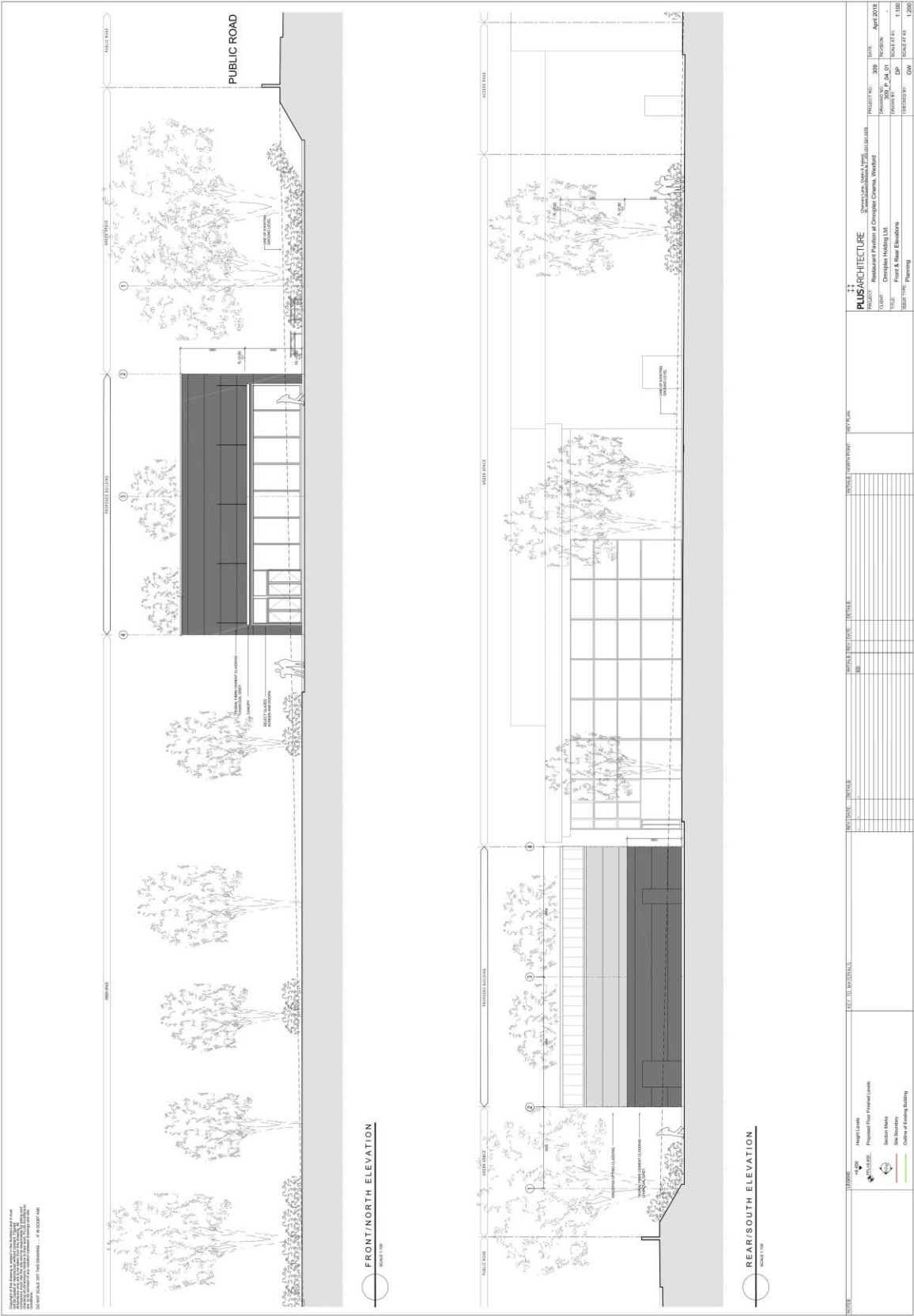
**PLUS ARCHITECTURE**

Project Name: [Redacted]  
 Project No: [Redacted]  
 Project Date: [Redacted]  
 Project Location: [Redacted]  
 Project Status: [Redacted]  
 Project Scale: [Redacted]  
 Project Author: [Redacted]  
 Project Review: [Redacted]  
 Project Date: [Redacted]

**AREA SCHEDULE**

NO.	DESCRIPTION	AREA (SQ. M)	VOLUME (CU. M)
1	RESTAURANT UNIT 1	115.12	115.12
2	OUTDOOR AREA	115.12	115.12
3	EXISTING MEADOW	115.12	115.12
4	EXISTING ACCESS ROAD	115.12	115.12
5	EXISTING FOOTPATH	115.12	115.12
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80	EXIST		

# FRONT & REAR ELEVATIONS







**Building Energy Rating (BER): A3**

**For further details contact the sole letting agents only,  
Kehoe & Assoc. 053 9144393**

**Kehoe & Assoc.,**  
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053 9144393

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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. PRSA No. 002141