

FOR SALE

COMMERCIAL PREMISES AT No. 5 SELSKAR STREET, WEXFORD

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

AMV: €350,000

FILE NO. 9894.CM



- ❖ Prime town centre location just off North Main Street in Wexford Town centre
- ❖ Three-storey end-of-terrace commercial building with excellent street presence
- ❖ Approx. 193 sq. m. / 2,077 sq. ft. of adaptable accommodation
- ❖ Rear yard and separate rear access for deliveries or potential expansion
- ❖ High visibility with strong pedestrian and vehicular passing trade (Georges Street)
- ❖ Quoting price: €350,000 – excellent opportunity for owner-occupiers or investors
- ❖ To arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc. 053 9144393 or sales@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com

Website: www.kehoeproperty.com

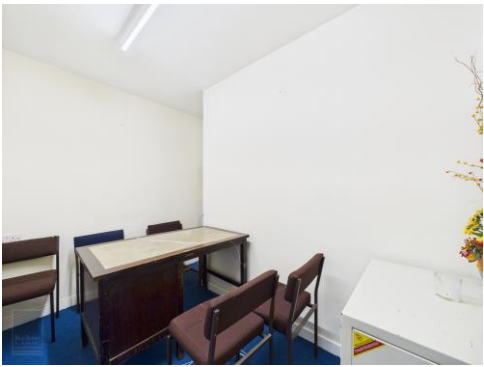
GENERAL DESCRIPTION

No. 5 Selskar Street occupies a prime position in the heart of Wexford Town, just steps away from North Main Street, the town's principal retail and commercial thoroughfare. This highly sought-after location offers excellent visibility and accessibility, making it ideal for a wide range of commercial uses. Wexford's bustling town centre is a vibrant mix of independent retailers, high street brands, cafés, restaurants, and professional services, drawing a consistent flow of local shoppers and visitors throughout the year. The property benefits from its proximity to multiple car parks, public transport links, and a strong pedestrian footfall.

The surrounding streets are home to a blend of established businesses and new enterprises, creating a dynamic environment that supports both retail and office occupiers. Its central position ensures any business here will enjoy high exposure in an area synonymous with commerce and activity. Wexford itself is a thriving county town with a strong local economy, boosted by tourism, retail, and the service sector. Its position on Ireland's south-east coast, combined with excellent road and rail connectivity, makes it a strategic business location. The town is well-known for its heritage, hospitality, and annual events, all of which help sustain a steady level of commercial activity year-round. North Main Street, in particular, benefits from being an established commercial address that links directly with key retail areas, while also offering a slightly quieter trading environment than the main high street. This combination of centrality and accessibility makes it a particularly attractive business base.

No. 5 is an impressive three-storey end-of-terrace commercial building with a total accommodation of approximately 193 sq. m. (c. 2,077 sq. ft.). The property presents an excellent opportunity for a range of occupiers seeking a high-profile presence in the town centre. Its corner position and multiple front-facing windows ensure strong natural light and good street visibility, while the overall layout allows for flexible internal configuration. Internally, the building is arranged over three floors, offering a mix of open-plan areas and smaller partitioned rooms that can be adapted for retail, office, or service-based uses. The property also benefits from a rear yard and an independent rear entrance, providing useful access for deliveries, staff entry, or additional extension potential. The building retains a strong street presence with a traditional façade that could easily be adapted or rebranded to suit the requirements of its next occupier. The yard area offers scope for outdoor storage or potential redevelopment, subject to the necessary consents.

With a quoting price of €350,000, this property represents a rare opportunity to secure a substantial, centrally located commercial building in one of Wexford's most desirable trading areas. Given its size, layout, and location, it offers excellent potential for both owner-occupiers and investors seeking a prime property in the South East.





ACCOMMODATION

Ground Floor

Waiting Area	3.86m x 3.33m	
Reception	5.20m x 2.58m	
Meeting Room	2.10m x 3.26m	
Filing Room	4.06m x 2.25m (ave)	
Entrance	6.34m x 1.95m (max)	
Office1	4.78m x 3.87m	
Rear Store Room	7.25m x 3.46m	Door to rear yard

Stairs to first floor

Office 2	3.25m x 1.94m	
Office 3	4.88m x 2.88m	
Office 4	4.78m x 2.58m	
Office 5	4.31m x 4.05m	With ladies and gents w.c.'s adjacent
Ladies & Gents W.C.	4.18m x 2.32m	

Stairs to second floor

Office 6	3.24m x 2.24m
Office 7	4.40m x 2.18m
Office 8	5.00m x 3.30m
Kitchen Area	2.75m x 3.19m
Office 9	4.54m x 4.22m

Total Overall Floor Area: c. 193 sq.m. / 2,077 sq.ft



SERVICES

Mains Water
Mains Drainage
Mains Electricity

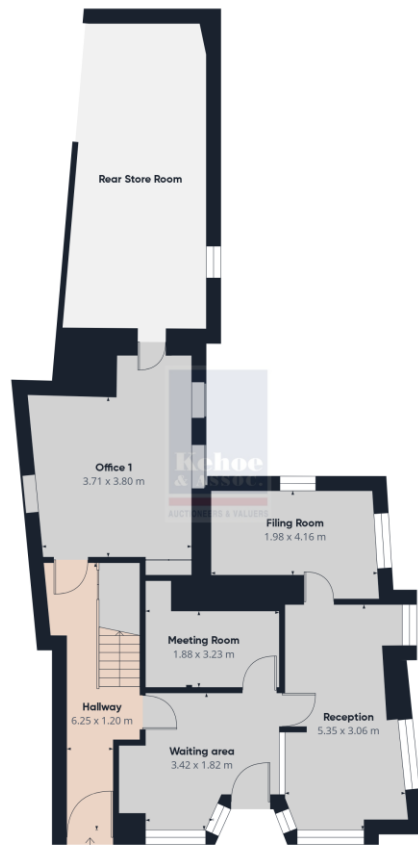
FEATURES

Prominent position
Rear access
Rear yard

DIRECTIONS

EIRCODE: Y35 TH64





Floor 0

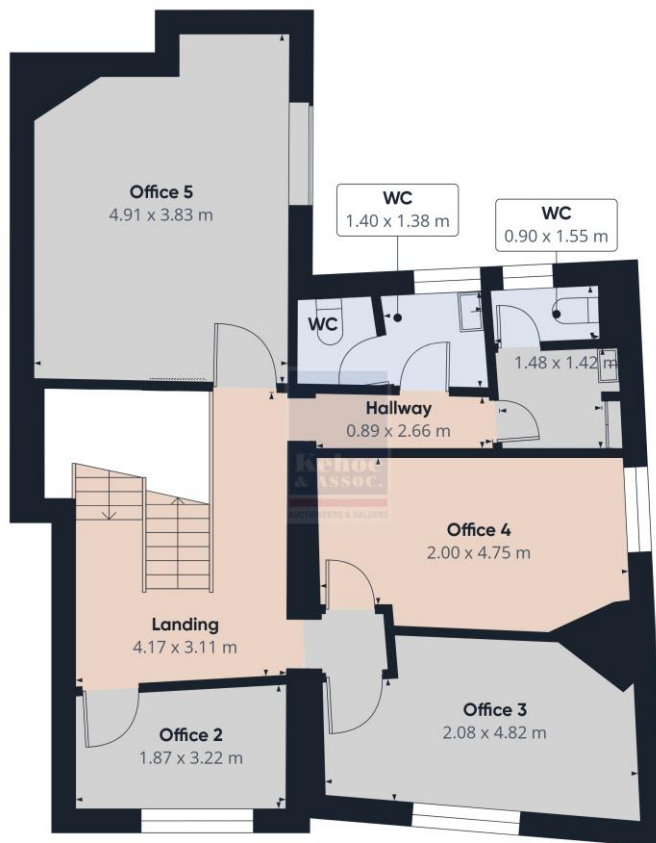


Approximate total area⁽¹⁾
71.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

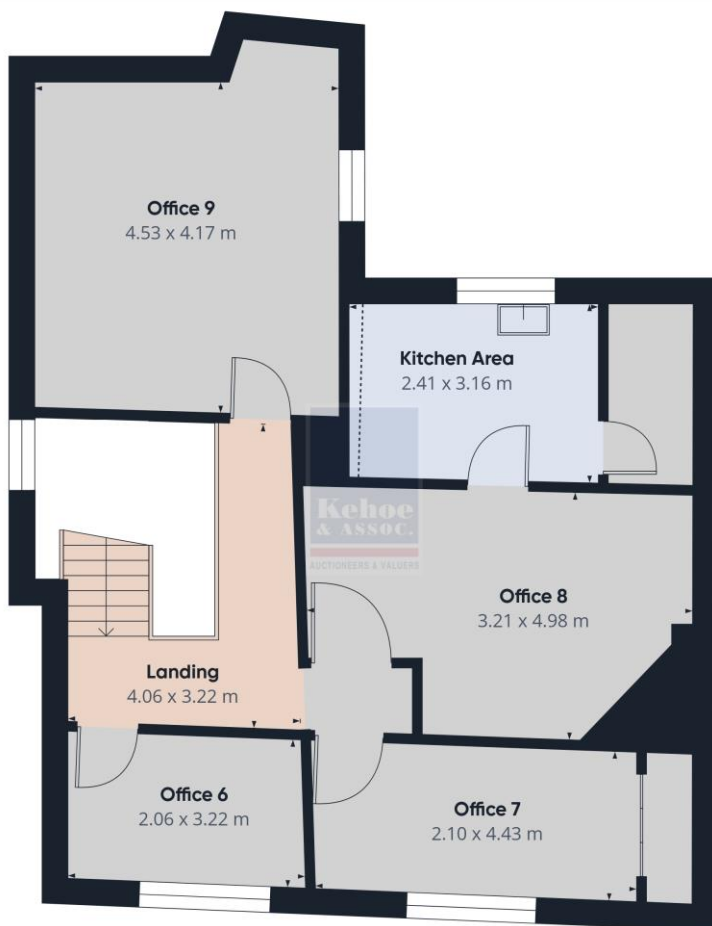


Approximate total area⁽¹⁾
65.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



Approximate total area[™]
68.2 m²

Reduced headroom
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Building Energy Rating (BER): D2 BER No. 801083643

Energy Performance Indicator: 397.27 kWh/m²/yr

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

Selling Agent: Colum Murphy

Contact No: 053 9144393

Email: sales@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@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