

FOR SALE - ONLINE AUCTION

Thursday 30th June, 2022 – 12 Noon

(Tenants not Affected)

Disclosed Reserve: €375,000

File No. 7972.CM



Commercial Investment at 'Walker's Mall', North Main St. / Charlotte St. Wexford

To make an offer at the Online Auction, any interested party must register to bid.

Please logon to kehoeproperty.com and click the Offer button to register

- High-profile mixed-use property in Wexford town centre.
- Comprising 5 retail units at ground floor and 5 residential units overhead.
- Currently producing €53,360 per annum with huge potential for additional rent roll.
- Adjoining occupiers include Ulster Bank, EBS, Shaws Department Store, Fat Face, Frank's Place, etc.
- Further details from the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

Location:

The subject property known as 'Walker's Mall' is situated on this busy high-profile junction between North Main Street & Charlotte Street, in Wexford town centre. This mixed-use commercial property is well positioned, on a busy pedestrianised portion of North Main Street. This is an important thoroughfare linking the Selskar / Redmond Square area of Wexford town to North Main Street / The Bull Ring. Occupiers in this area include; 'Frank's Place', Super Drug, Fat Face, Shaws, Ulster Bank, The Centenary Stores, etc. Wexford is a thriving provincial town with a fine mix of international, national and indigenous retailers.

General Description:

The subject property comprises 5 retail units at ground floor level, together with 5 residential units on the upper floors. Currently 4 of the retail units are occupied and the remainder of the building is vacant. We understand the building is currently producing a rent of €53,360 per annum. In our opinion there is potential to produce an additional c. €30,000 per annum. Therefore when fully let this building will have an ERV in the region of €85,000 per annum.



Retail Unit No. 1

This extends to c. 18.67sq.m. / 201 sq.ft. It is occupied by Michael Morrissey and trading as a barber shop. It is currently producing €10,560 p.a. The lease is for a term of 35 years from the 1st August, 2002. The tenant is responsible for Local Authority Rates and the usual outgoings.



Retail Unit No. 2

This unit extends to c. 47 sq.m. / 570 sq.ft. This unit offers c. 30.8 sq.m. of retail space with store and w.c. to the rear. The property is occupied by John Linden, t/a Rainbow Wholefoods. We understand the property is held under a 5 year, expired. It is currently producing a rent of €18,000 per annum. The tenant is responsible for Local Authority Rates and usual outgoings.



Retail Unit No. 3 This retail unit extends in total to c. 31.12 sq.m. / 335 sq.ft. with an additional c. 10 sq.m. store room and w.c. to the rear. It is currently trading as Babooshka. Lease expired. It is currently producing €20,000 p.a. The tenant is responsible for Local Authority Rates and the usual outgoings.



Retail Unit No. 4 This unit extends to c. 28.24 sq.m. / 304 sq.ft. It is currently vacant.



Retail Unit No. 5 This unit extends to c. 22.29 sq.m. / 240 sq.ft. It is currently occupied by Arena Sports Nutrition. We understand it is currently producing a rent of €4,800 per annum. The lease agreement has expired. The tenant is responsible for Local Authority Rates and the usual outgoings.

Please note there is a service entrance on the northern side of Unit No. 5 which leads to a lofted store, currently in disrepair. We understand there is a right of way access through this service entrance for the adjoining 'La Cuisine Restaurant'.



5 Residential Units

Residential Unit known as 'The Townhouse'

First Floor

Entrance Hallway	3.48m x 1.43m
Sitting Room	5.00m x 3.10m
Kitchen/Diner	3.42m x 2.23m

Second Floor

Landing	3.48m x 1.43m
Bedroom 1	5.40m x 3.32m
Shower Room	2.43m x 2.43m

In addition there are two no. 2 bed flats and two no. 1 bed flats at first floor level

Total Floor Area: The total floor area of the subject building is approximately 500 sq.m. / 5,381 sq.ft.

Property	BER	BER No.	Performance Indicator
Retail Unit 1	D1	800834210	396.88 kWh/m ² /yr
Retail Unit 2	C1	800833436	351.17 kWh/m ² /yr
Retail Unit 3	D1	800833402	716.81 kWh/m ² /yr
Retail Unit 4	F	800832032	941.57 kWh/m ² /yr
Retail Unit 5	C3	800832016	407.24 kWh/m ² /yr
'The Townhouse'	G	114604556	1222.43 kWh/m ² /yr
Residential Unit 1	G	114599335	475.43 kWh/m ² /yr
Residential Unit 2	G	114604119	738.73 kWh/m ² /yr
Residential Unit 3	G	114604317	778.43 kWh/m ² /yr
Residential Unit 4	G	To follow	

DIRECTIONS: In Wexford town centre, from The Bull Ring, proceed down the pedestrianised North Main Street. The property for sale is directly fronting you on the junction between North Main Street & Charlotte Street.

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

LEGAL: Alan Mooney, Ensor O'Connor, Solicitors, Westgate, Wexford
To download contracts for sale, visit kehoeproperty.com

Currently producing €53,360 per annum with huge potential for additional rent roll.

Description	Status	Rent	Tenancy
Retail Unit 1	Occupied	€10,560 p.a.	35 year lease from 01/08/2002
Retail Unit 2	Occupied	€18,000 p.a.	Occupied – lease expired
Retail Unit 3	Occupied	€20,000 p.a.	Occupied – lease expired
Retail Unit 4	Vacant		
Retail Unit 5	Occupied	€4,800 p.a.	Occupied – lease expired
Residential			
'The Townhouse'	Vacant		
Residential Unit 1	Vacant		
Residential Unit 2	Vacant		
Residential Unit 3	Vacant		
Residential Unit 4	Vacant		

Kehoe & Assoc.,
Commercial Quay,
Wexford 00353 (0)53 9144393
www.kehoeproperty.com - Email: sales@kehoeproperty.com

PSRA Registration No.: 002141



DISCLAIMER: These particulars are issued by KeMur Investments Limited T/A Kehoe & Assoc, registered in Ireland, no. 411672. PSRA Licence No. 002141 on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them Kehoe & Assoc., for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Kehoe & Assoc. nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.