

TO LET

**FIRST & SECOND FLOOR RETAIL
UNIT AT 46 SOUTH MAIN STREET, WEXFORD**

Rent: €35,000 P.A. (Plus VAT)

FILE NO. E297.CM

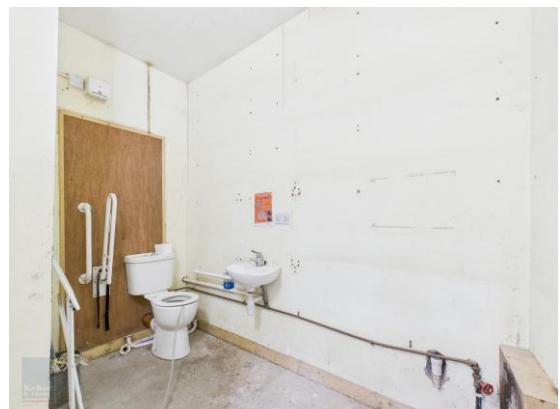
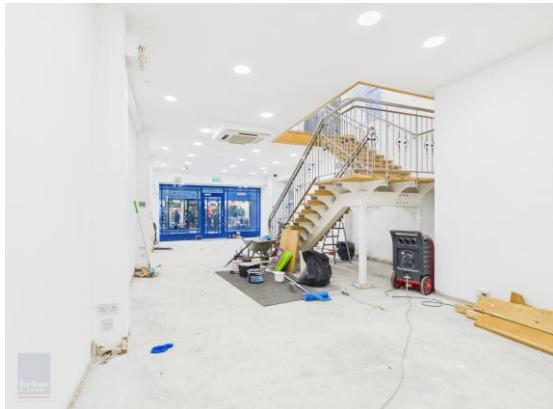
**Kehoe
& ASSOC.**
AUCTIONEERS & VALUERS



- ❖ Prime retail premises positioned on Wexford Town's pedestrianised South Main Street
- ❖ Extensive street frontage with excellent visibility and high levels of pedestrian footfall.
- ❖ Open-plan retail accommodation extending to c. 135 sq. m. / 1,453 sq. ft. laid out over two floors.
- ❖ Surrounded by a strong mix of national and established local retailers.
- ❖ To arrange inspection, contact the Sole Letting Agents Kehoe & Assoc. email info@kehoeproperty.com or 00353 53 9144393.

Description

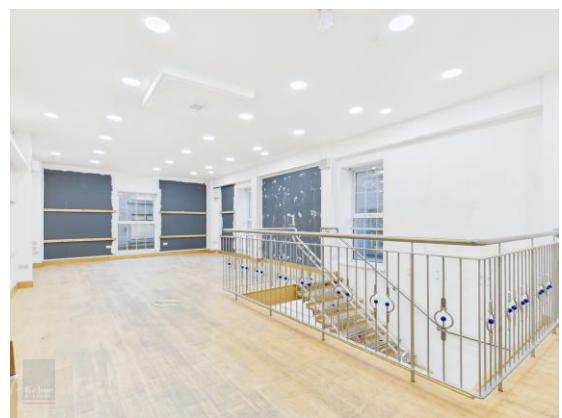
The subject property comprises a first and second floor retail unit extending to c. 135 sq. m. / 1,453 sq. ft., prominently positioned on the pedestrianised thoroughfare of Wexford Town's Main Street. No. 46 enjoys a superb trading position in the heart of the town, benefitting from excellent pedestrian footfall and strong surrounding commercial activity. South Main Street is widely regarded as one of Wexford's premier retail pitches, accommodating a vibrant mix of national, international and long-established indigenous retailers. The property benefits from extensive street frontage, providing strong visibility within this busy retail environment. Adjoining occupiers include Hores Stores, Penneys, Barkers, Fitzgerald's Menswear, Sports Direct, Dealz, Mountain Warehouse, among many others. The accommodation is laid out over two floors, with open-plan retail space on both floors, offering flexibility for a wide range of retail or service-based occupiers (subject to planning, if required).



Accommodation

- ❖ **Ground Floor Retail Area:** c. 75 sq. m. / 807 sq. ft.
- ❖ **Ground Floor W.C.:** c. 5 sq. m. / 54 sq. ft.
- ❖ **First Floor Retail Area:** c. 55 sq. m. / 592 sq. ft.

Total Floor Area: c. 135 sq. m. / 1,453 sq. ft.



Please Note:

The tenant will be responsible for Local Authority rates, insurance and the usual outgoings.

Services:

Mains waters, mains drainage, ESB.

Local Authority Rates:

Local Authority Rates: Valuation Office Reference Number 2101615. Net Annual Valuation (NAV) of this property is €26,271. 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 €6,646.56.

Directions:

Eircode Y35 NH39



SOUTH MAIN STREET



Building Energy Rating (BER): D2 BER No. 801121765
Energy Performance Indicator: 367.62 kWh/m²/yr

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



Auctioneer: Colum Murphy
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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. PRA No. 002141