

TO LET

**GROUND FLOOR RETAIL UNIT AT
NO. 59 SOUTH MAIN STREET, WEXFORD**
Rent: €25,000 p.a (Plus VAT)

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. d571.BK



- ❖ Large display window.
- ❖ Flexible lease terms available, ready for immediate occupancy.
- ❖ For further detail and appointment to view, contact the sole selling agents, Kehoe & Assoc. 053 9144393 or email sales@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

GENERAL DESCRIPTION: The subject property comprises a ground floor retail unit extending to c. 70 sq.m. / 753 sq.ft. located at No. 59 South Main Street, Wexford. This unit occupies a prime location in a thriving business locality with a large display window. South Main Street sees a high volume of pedestrian traffic. Adjoining occupiers include Shoe Rack, Costa Coffee, Sports Direct, Subway, etc. No. 59 is positioned in close proximity to Stonebridge Multi-Storey Car Park and Paul Quay Car Park.

PLEASE NOTE: The tenant will be responsible for rates, insurance and all usual outgoings.

SERVICES: Mains waters, mains drainage, ESB.

LEASE TERMS: Flexible lease terms available.

LOCAL AUTHORITY RATES: Valuation Office Reference Number 2103986. Net annual Valuation (NAV) of this property is €14,180. The annual rate of valuation (ARV) determined by Wexford County Council in 2023 is 0.253. Therefore, the current annual rate on this premises is €3,587.54

DIRECTIONS: In Wexford Town proceed along The Quay to Crescent Quay. Turn right up Cinema Lane and then left onto South Main Street. The subject property is on your left-hand side – 59 South Main Street (To Let Board).

VIEWING: Strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time contact Kehoe & Assoc. at 053 9144393 or email sales@kehoeproperty.com

Building Energy Rating (BER): G BER No. 116368044

Energy Performance Indicator: 1291.24 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

Email: bobby@kehoeproperty.com

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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



