

# TO LET

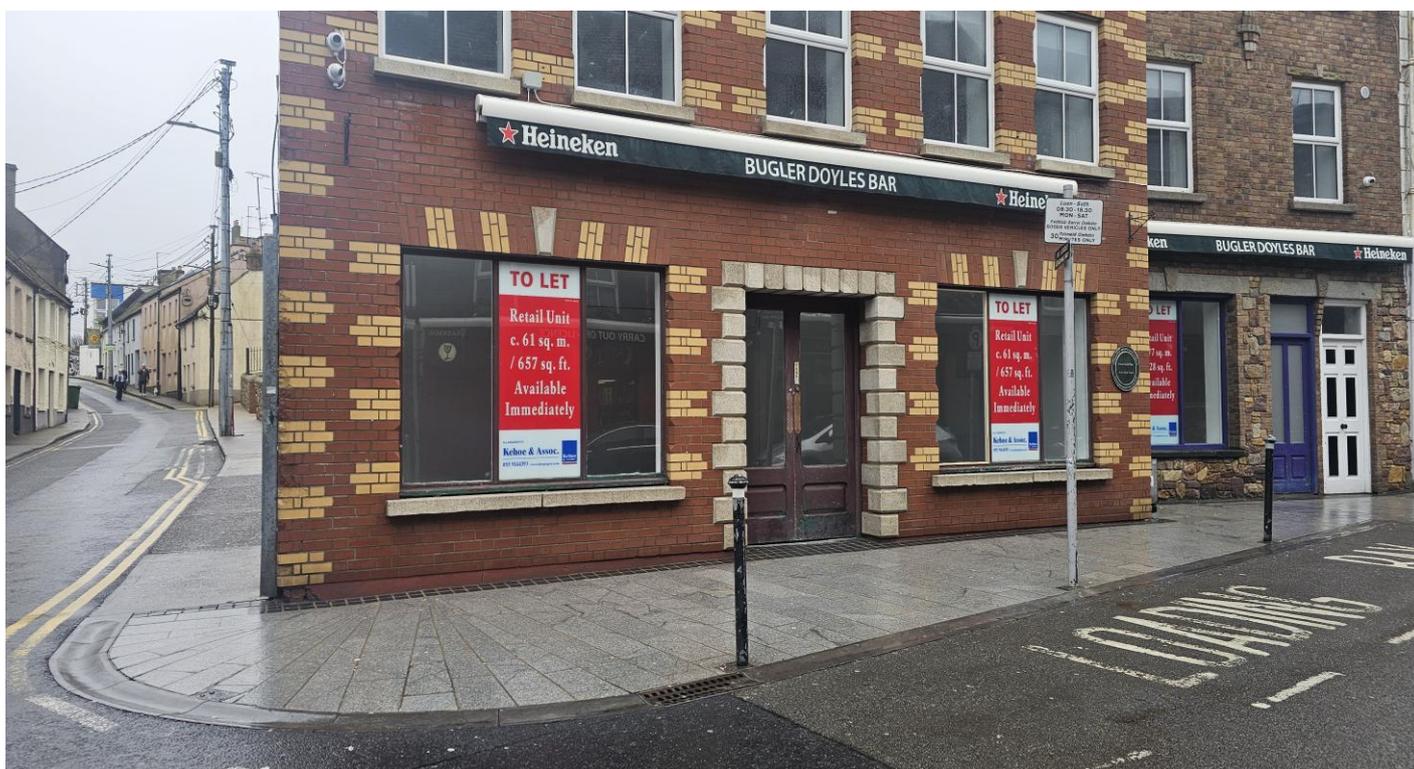
## GROUND FLOOR RETAIL UNIT NO. 96 SOUTH MAIN STREET, WEXFORD

Rent: €25,000 P.A. (Plus VAT)

FILE NO. C214.BK

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ Excellent ground floor retail unit extending to c. 61 sq. m. / 657 sq. ft.
- ❖ Ideally located on the corner of South Main Street and Bride Street with high levels of pedestrian traffic.
- ❖ Nearby occupiers include Guineys Department Store, TK Maxx, Shoe Rack, Sports Direct, Subway, etc.
- ❖ Extensive display window and street frontage.
- ❖ Situated in close proximity to Paul Quay Car Park, Stonebridge Multi-Storey Car Park and South Main Street Car Park.
- ❖ Flexible lease terms available and ready for immediate occupancy.
- ❖ To arrange inspection, contact the Sole Letting Agents Kehoe & Assoc. email [info@kehoeproperty.com](mailto:info@kehoeproperty.com) or 00353 53 9144393.



**Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com).

Website: [www.kehoeproperty.com](http://www.kehoeproperty.com)

## Description

No. 96 South Main Street comprises a ground floor retail unit extending to c. 61 sq. m. / 657 sq. No. 96 is located kerbside, on the corner of South Main Street and Bride Street and benefits from a large display window and extensive street frontage. This area sees high volumes of pedestrian traffic with Paul Quay Car Park, Stonebridge Multi-Storey Car Park and South Main Street Car Park all within a few short minutes' walk. Nearby occupiers in this area include TK Maxx, Shoe Rack, Guineys Department Store, Sports Direct, Subway etc. The unit is presented in very good condition throughout and is ready for immediate occupancy. Viewing comes highly recommended.



**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:**

TBC

**Directions:** From Wexford's Crescent Quay, turn down Harper's Lane opposite the statue of Commodore John Barry. Take the next turn left onto South Main Street and the premises is 100m on the right-hand side with 'To Let' signage in the window.

**EIRCODE:** Y35 H220

**Building Energy Rating (BER): C2 BER No. 800597114**

**Energy Performance Indicator: 244.13 kWh/m<sup>2</sup>/yr**

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

**Auctioneer: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto: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 conducted through this firm. PRA No. 002141