

TO LET

GROUND FLOOR RETAIL UNIT AT DUFFRY HILL, ENNISCORTHY, CO. WEXFORD

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

Rent: €24,000 P.A. (Plus VAT)

FILE NO. E443.BK



- ❖ Ground floor retail unit extending to c. 155 sq. m. / 1,672 sq. ft. available immediately on assignment.
- ❖ The property is currently held under a 10-year lease from February 2026, with a tenant break option at the end of year 5.
- ❖ Occupies a prominent position on Duffry Hill, adjacent to Enniscorthy Town Centre.
- ❖ Suitable for a wide range of retail or service-based users.
- ❖ Extensive display window and street frontage.
- ❖ To arrange inspection, contact the Sole Letting Agents Kehoe & Assoc. email info@kehoeproperty.com or 00353 53 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

Description

Positioned on Duffry Hill, this retail premises enjoys a prominent setting within close proximity to Enniscorthy Town Centre. The property extends to approximately 155 sq. m. / 1,672 sq. ft. and is available immediately on assignment. The accommodation is laid out to provide a spacious open plan retail area with a customer W.C. To the rear, there is a staff kitchenette together with a separate staff toilet. The overall layout is simple and functional, offering a flexible space that would suit a wide variety of retail or service-based uses. The unit is currently presented in a partially stripped-back condition, providing an incoming occupier with an excellent opportunity to fit out the premises to their own specific requirements. The property is currently held under a 10-year lease from February 2026, with a tenant break option at the end of year 5.





**Please Note:**

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

Services:

Mains waters, mains drainage, ESB.

Local Authority Rates:

The Valuation Office reference no. is 2097970. The Net Annual Valuation (NAV) of this property is €20,600. The Annual Rate on Valuation (ARV), determined by Wexford County Council in 2026 is 0.253. Therefore, the current annual rate of this premises is €5,211.80.

Lease Terms

This premises is available to sublet or on assignment. The property is currently held under a new 10-year lease from February 2026, with a tenant break option at the end of year 5.

Directions:

Eircode: Y21 E225

Building Energy Rating (BER): D1 BER No. 801147372
Energy Performance Indicator: 446.58 kWh/m²/yr

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

Auctioneer: 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 conducted through this firm. PRA No. 002141