

FOR SALE

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

**89 SOUTH MAIN STREET,
WEXFORD
AMV: €180,000**

File No. b893.CM



- Fine three-storey kerbside building situated on Wexford's South Main Street.
- Extending to c. 135 sq. m. /1,453 sq. ft with retail unit at ground floor and two floors of residential accommodation overhead.
- An excellent opportunity to acquire this substantial premises with immense potential for a wide variety of use.
- Retail unit extends to c. 33 sq. m. with 3 bed residence above.
- To arrange a suitable viewing time, contact the sole selling agents Kehoe & Assoc. at 053-9144393.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

LOCATION

With many long established and thriving businesses this area includes Bulger Doyles, Sky & The Ground, Paddy Powers, Subway, Boyle Sports, etc. The property is adjacent the Stonebridge development incorporating TK Maxx and the luxury self-catering Talbot Suites. It is expected that this area of Wexford will undergo considerable development in short-term and it will benefit from further increased levels of footfall. This area is particularly well supplied with restaurants including Santorinis, The Premier, The Rolling Bean, Stable Diet and the artisan pizzeria Crust.

DESCRIPTION

The subject property extends to c. 135 sq. m and is laid out over three floors. At ground floor there is a retail unit extending to c. 33 sq. m. It has approximately 5m street frontage. There is an enclosed yard to the rear. The residential accommodation is laid over first and second floor and incorporates a large living room, 3 bedrooms and a bathroom.

The retail unit is presented in very good condition, the overhead accommodation has been vacant for years and will benefit from refurbishment. This sale offers an excellent opportunity to acquire a substantial mixed use property in the heart of Wexford town. It is suitable for a number of enterprises. Options include a purchase by an investor keen to generate a rental income or perhaps an owner occupier seeking to live on the upper floors and retail from ground floor level.

ACCOMMODATION

Ground Floor extending to c. 35 sq. m.

Retail Unit	With tiled floor.	
Rear Hall	5.24m x 1.76m	
Storeroom	2.40m x 1.50m	
<i>Stairs to First Floor Landing Area</i>		
Bathroom	2.47m x 1.58m	With w.c., w.h.b. and bath.

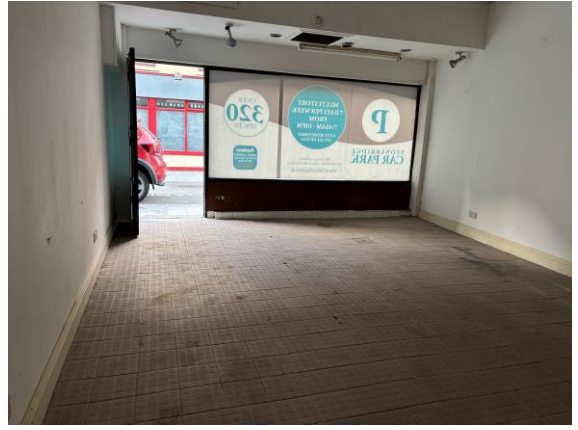
First Floor Proper

Living Area	5.30m x 1.80m	
Sitting room	5.16m x 4.61m	
Bedroom 3	3.12m x 2.56m	With built-in wardrobes.

Stairs to Second Floor

Landing Area	5.38m x 1.42m	
Master Bedroom	5.18m x 4.74m	
Bedroom 2	3.26m x 3.25m	

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



LOCAL AUTHORITY RATES:

The valuation office reference number is 2102826. The Net Annual Valuation (NAV) of this property is €8,550. The Annual Rate on Valuation (ARV), determined by Wexford County Council in 2024 is 0.253. Therefore the current annual local authority rates of this premises is €2,163.

BER:

D2

BER No. 800127805

Performance Indicator: 448.93 kWh/m²/yr



DIRECTIONS:

In Wexford Town proceed along the quays, at crescent quay turn right at the Commodore Barry monument and continue up Cinema Lane. Turn left onto the South Main Street and the property for sale is approximately 200m on the left hand side, immediately after Bulger Doyle's premises.

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Colum Murphy

Contact No: 053 9144393

Email: sales@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