

# TO LET

## FIRST & SECOND FLOOR OFFICES AT 49 NORTH MAIN STREET, WEXFORD

Rent: €16,000 P.A. (EXCLUSIVE)

FILE NO. c064.BK

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ First & second floor offices with flexible layout extending to c. 204 sq. m. / 2,195 sq. ft.
- ❖ Occupying a high-profile location on Wexford's bustling main street.
- ❖ Fully alarmed with ground floor access from the main street.
- ❖ Flexible lease terms available and ready for immediate occupancy.
- ❖ Accommodation briefly comprises: reception area, various private offices, storage rooms, boardroom, kitchenette, and W.C facilities
- ❖ For further detail and appointment to view, contact the sole selling agents, Kehoe & Assoc. 053 9144393 or email [info@kehoeproperty.com](mailto:info@kehoeproperty.com)



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**Kehoe & Assoc.**

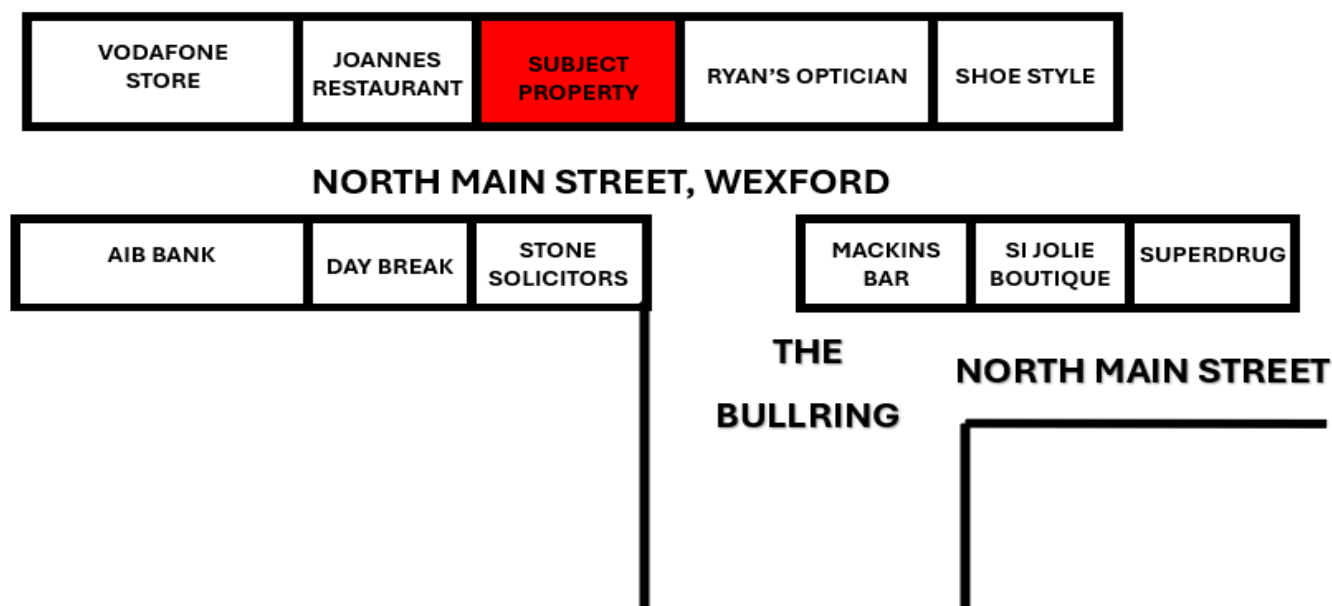
Commercial Quay, Wexford. Tel: 053 9144393

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

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

## LOCATION:

Kehoe & Associates are delighted to bring to the market these well-presented first and second floor offices at 49 North Main Street, Wexford. Enjoying a prime position in the heart of the town, the property is located adjacent to the Bull Ring with nearby occupiers including Joanne's Café, AIB, Shoe Style, Stone Solicitors, Vodafone, O'Briens Café and Eason's bookshop. This highly visible location benefits from strong footfall, close proximity to nearby car parks including Rowe Street Car Park, Key West Car Park and Commercial Quay Car Park. This location is within walking distance of Redmond Square Bus Terminal and Wexford Train Station along with several banks, restaurants, cafés, and retail outlets.



## DESCRIPTION:

Laid out over the first and second floors, the accommodation extends to c. 204 sq. m. / c. 2,195 sq. ft. The offices are well presented throughout and are ready for immediate occupancy, offering an ideal solution for a variety of business and professional uses. The building is fully alarmed, with good natural light and a internal finishes. These offices are most conveniently surrounded by vibrant retail and dining options, financial services, car parks and excellent public transport links. The accommodation comprises a reception area, various private offices, boardroom, storage rooms, kitchenette, and W.C facilities.









## **ACCOMMODATION**

### ***First Floor***

Reception Area	3.26m x 2.85m	Timber floor.
Reception Office	4.76m x 3.89m	Timber floor, integrated storage units and front of house desk.
Boardroom	6.40m x 3.59m	Carpet floor.
W.C.	1.50mx 1.40m	Timber floor, w.c. and w.h.b.
Office 1	3.79m x 3.44m	Carpet floor.
Storage Area	3.16m x 2.60m	Carpet floor and staircase to second floor.
Office 2	5.62m x 3.48m	Carpet floor.
	2.47m x 1.96m	Carpet floor.

***First Floor Total Area: c. 102 sq. m / 1,097 sq. ft***

### ***Second Floor***

Corridor	12.91m x 1.19m	Carpet floor.
Office 3	5.49m x 2.78m	Carpet floor.
Office 4	3.89m x 2.93m	Carpet floor.
Office 5	4.17mx 2.32m	Carpet floor
	(max)	
Storage Room	2.48m x 2.20m	
Kitchenette	2.09m x 1.83m	Lino flooring, stainless steel sink.
Office 6	5.85m x 2.80m	Carpet floor.
W.C.	2.13m x 1.00m	Lino floor, w.c. and w.h.b.
Storage room	3.43m x 2.42m	

***First Floor Total Area: c. 102 sq. m / 1,097 sq. ft***

**Total Floor Area: c. 204 sq. m. / c. 2,195 sq. ft.**





**RATES:** Local authority rates. Valuation office reference numbers are 5019161 and 2101525. Total Net annual Valuation (NAV) of this property is €9,981.38. 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 €2,525.29.

**PLEASE NOTE:** The tenant will be responsible for Local Authority Rates and all usual outgoings.

**LEASE TERMS:** Flexible lease terms available

**DIRECTIONS:** From The Bull Ring in Wexford town centre, proceed down the North Main Street heading towards South Main Street. The property is on your right-hand side (To Let board).

**Eircode:** Y35 YT44

## Features

- Prime town centre location
- Acc. extending to c. 204 sq. m. / c. 2,195 sq. ft.
- Ready for immediate occupancy
- Fully alarmed
- Flexible internal layout
- Close to public transport and amenities

## Services

- Mains Water
- Mains Drainage
- ESB

**Building Energy Rating (BER): E2 BER No. 800240186**

### VIEWING:

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

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

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



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

