

TO LET

6 SELSKAR STREET,
WEXFORD

Rent: €20,000 P.A. (Plus VAT)

FILE NO. 4714.BK

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ Excellent retail unit laid out over two floors extending to c. 97 sq. m. / 1,044 sq. ft.
- ❖ Ground floor retail area extending to c. 68 sq. m. / 732 sq. ft. with additional first floor storage space.
- ❖ Positioned on Selskar Street within Wexford's established retail core on an important link between The Bull Ring and Redmond Square benefitting from strong pedestrian flow.
- ❖ Nearby occupiers include Greenacres, Kevilles Hair Salon, Smiles Dental, McCauley Pharmacy, Dunnes Stores and Shaws Department Store.
- ❖ Good street frontage with attractive display window.
- ❖ To arrange inspection, contact the Sole Letting Agents Kehoe & Assoc. email info@kehoeproperty.com or 00353 53 9144393.

Description

No. 6 Selskar Street comprises a retail unit laid out over two floors extending to c. 97 sq. m. / 1,044 sq. ft. This property occupies a highly convenient position just off North Main Street, within immediate proximity to the town's busiest pedestrianised retail thoroughfare. Selskar Street connects directly with North Main Street and forms part of Wexford's core retail network linking The Bull Ring through to Redmond Square, ensuring a consistent level of passing footfall.

The accommodation comprises a ground floor retail unit extending to c. 68 sq. m. / 732 sq. ft. together with first floor accommodation providing additional storage space. The ground floor retail area benefits from good natural light and a prominent display window, while the first floor provides valuable ancillary space to support a variety of retail or service-based uses. This location is well established with a strong mix of retail, service and hospitality occupiers nearby, further enhancing the overall trading environment.





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:

The Valuation Office reference no. is 2104484. The Net Annual Valuation (NAV) of this property is €12,580. 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 €3,182.74.

Lease Terms

Flexible lease terms available.

Directions:

Eircode: Y35 KC9K

Building Energy Rating (BER): C3 BER No. 800579658

Energy Performance Indicator: 1247.17 kWh/m²/yr

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

Auctioneer: Bobby Kehoe

Contact No: 085 7111540

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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