

TO LET

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

RESTAURANT PREMISES

C. 268 SQ. M.

REDMOND SQUARE, WEXFORD

RENT: POA

FILE NO. b847.CM



Key Details

- ❖ Extending in total to c. 268 sq. m. / 2,885 sq. ft. with established Café / Restaurant permission, with additional external dining area c. 12m x 4.5m.
- ❖ An excellent location, high profile on Redmond Road, directly opposite Dunnes Stores and adjacent to Redmond Square. Currently divided into two units. The property is presented in excellent condition ready for immediate occupation.
- ❖ A large volume of footfall beside the Arc Cinema with an abundance of parking.
- ❖ For further details contact the sole letting agents, Kehoe & Assoc. at 053 9144393 or email info@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

LOCATION:

The subject property is situated at Redmond Square shopping centre directly opposite Dunnes Stores in a high-profile location. This is directly adjacent to the Arc Cinema with an abundance of parking. This location includes Wexford Bus and Railway station with high volumes of pedestrian and vehicular traffic. This is a highly accessible location close to all amenities. This is a superb opportunity to secure a lease on a premises with an established café / restaurant use. Rarely does an opportunity such as this present itself in Wexford Town.

DESCRIPTION:

The subject property is currently laid out as two units which are easily integrated to the rear. Unit 1A extends to c. 138 sq. m. and Unit 1B is c. 130 sq. m. Therefore, there is a total of c. 268 sq. m / 2,885 sq. ft. available for lease.

Adjoining occupiers in Redmond Square include: Petstop, Dunnes Stores, The Arc Cinema, McCauleys Pharmacy, Mi Street Food, Hidden Hearing, Wexford Medical Centre etc.

The following Local Authority Rates apply.

Unit 1A: €6,173.19

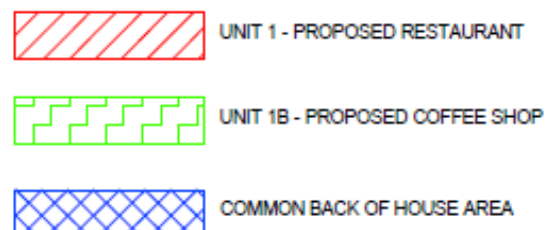
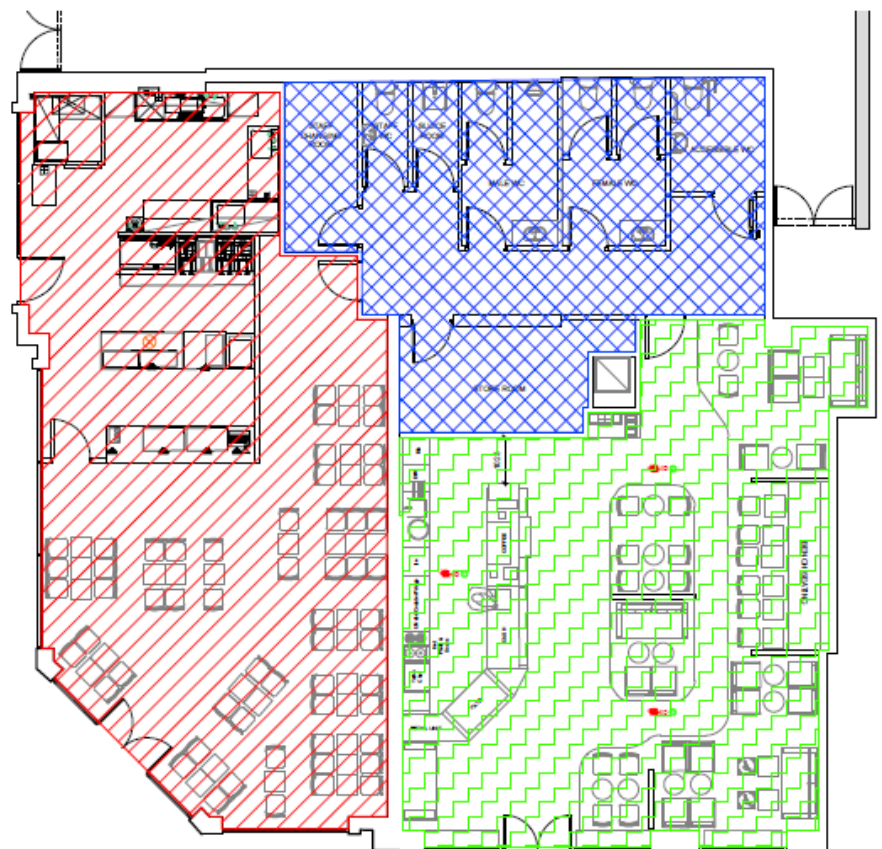
Unit 1B: €7,109.29

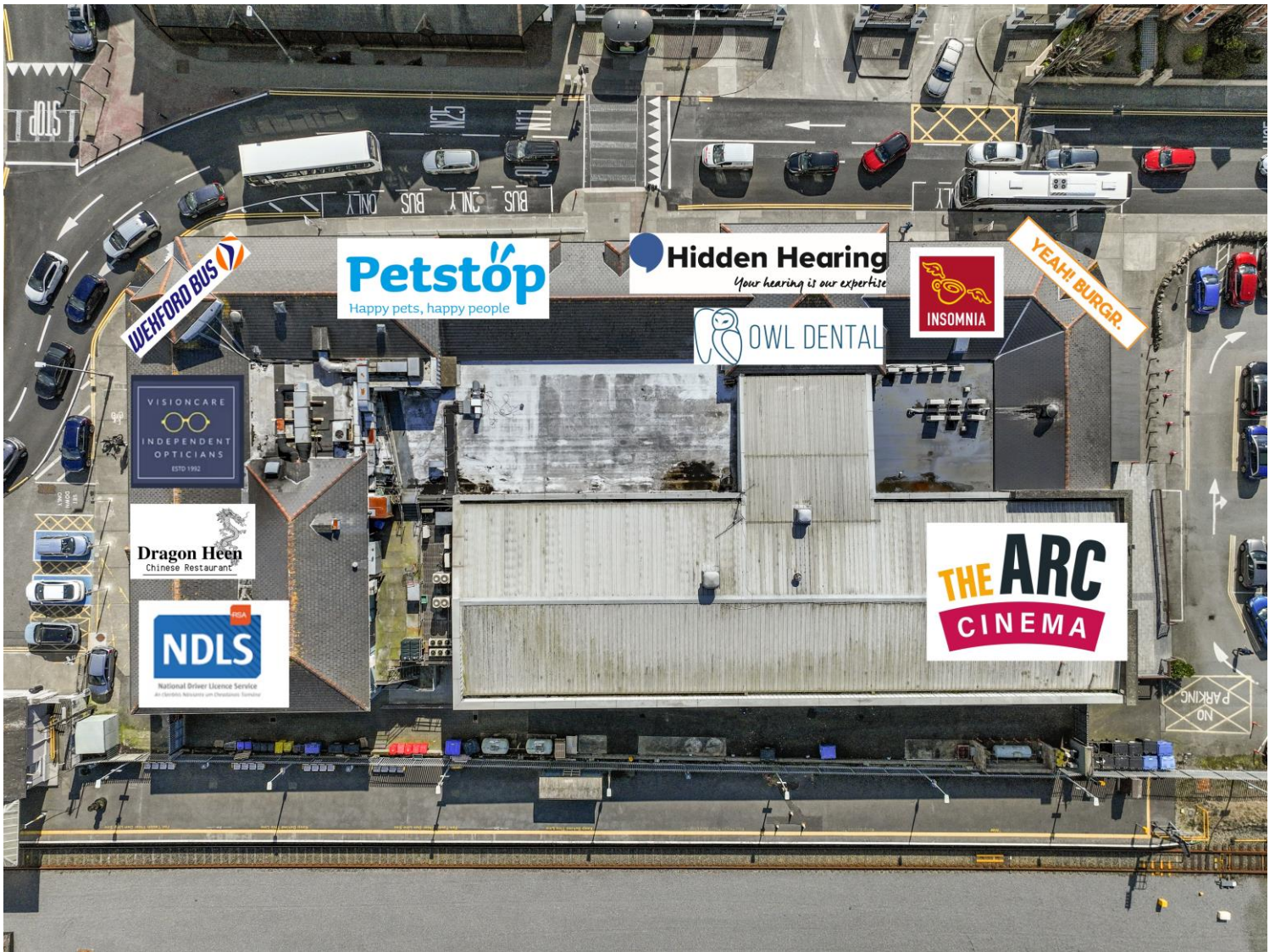
Service Charges as follows.

Unit 1A: €1,677

Unit 1B: €1,547

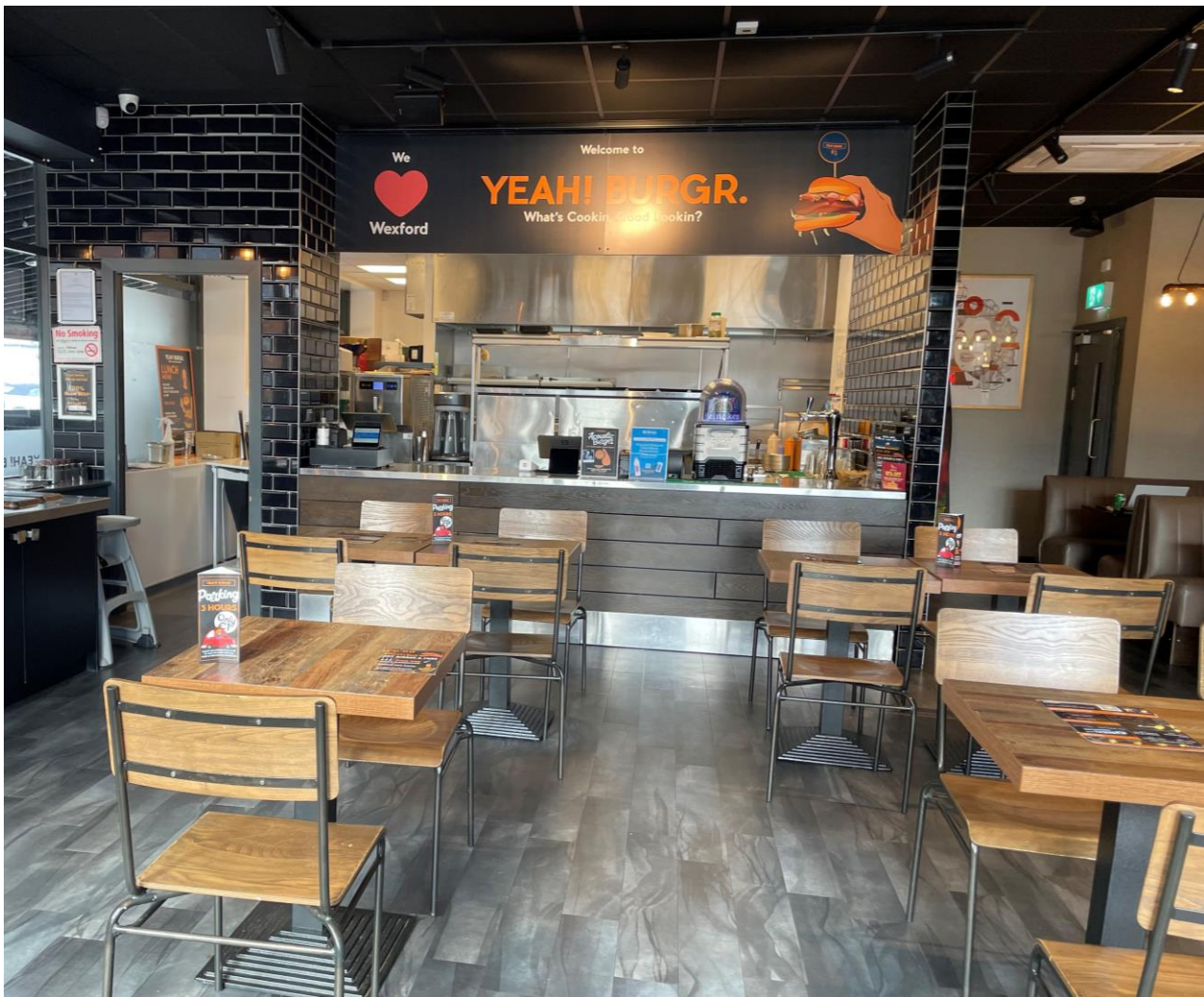
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BER: C1

BER Number: 800977811

Flexible lease terms apply. The tenant will be responsible for local authority rates, VAT, service charges and the usual outgoings.

DIRECTIONS:

From Wexford's Commercial Quay head northwards keeping Wexford Bridge on your right-hand side. Proceed straight ahead into Redmond Square, continue along the one-way street system and both units are directly adjacent to the Arc Cinema.

Colum Murphy FRICS FCSI

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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. PRSA No. 002141