

TO LET

RENT: €42,000 per annum

File No. d575.CM



Prime Retail Unit at 16 North Main Street, Wexford

- Exceptional retail unit extending to c. 99 sq.m. / 1,066 sq.ft. with extensive basement area.
- A prime trading pitch in the busiest portion of Wexford's Main Street, with high volumes of footfall.
- Adjoining occupiers include; Lifestyle Sports, New Look, Pamela Scott, Claire's, CEX, McCauleys Pharmacy, Peter Mark, Flying Tiger, etc.
- This is a prominent sought-after position on Wexford's North Main St.
- Further details from the sole letting agents, Kehoe & Assoc.
053 9144393 or email sales@kehoeproperty.com



**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

LOCATION: This exceptional retail unit is located on the busiest portion of Wexford's pedestrianised main thoroughfare. The subject property benefits from a prominent position, close to the junction between Anne Street and Wexford's Main Street. Wexford Town is an excellent retail location and boasts an exceptional mix of national, multi-national and indigenous retailers. Wexford is a busy, bustling retailing commercial location and a focal point of the South-East.

Notable occupiers in the immediate vicinity include; Penneys, Carrig Donn, Flying Tiger, Pandora, Villa, JD Sports, Paco, Rituals, DV8, etc.



DESCRIPTION: The property overall comprises a distinctive commercial building with retail unit at ground floor, over-basement with excellent street frontage. At ground floor there is a retail unit extending to c. 99 sq.m. / 1,066 sq.ft. with large window displays and good natural lighting. At basement level there is an additional c. 66 sq.m. of retail/storage and also second storage area of c. 26 sq.m. the total floor area on offer here is c. 191 sq.m. / 2,055 sq.ft.

ACCOMMODATION SCHEDULE

The subject property comprises the following floor areas:

FLOOR	Sq.m / Sq.ft.
Ground Floor	99 sq.m. / 1,066 sq.ft
Basement Level	66 sq.m. / 710 sq.ft. + 26 sq.m. / 280 sq.ft.
TOTAL	191 sq.m. / 2,055 sq.ft.



RATES: We understand the annual amount for Local Authority Rates is in the region of €7,640. The relevant VO Property No. is 2101470.

VAT: All prices, outgoings & rentals are exclusive of, but may be liable for Value Added Tax.

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VIEWING: Strictly by prior appointment only. Contact the sole letting agents, Kehoe & Assoc. 053 9144393. Email: sales@kehoeproperty.com



Flying Tiger	Pandora	DV8	Peter Mark	CEX	Gerards	Allcare Pharmacy	Industry
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NORTH MAIN STREET, WEXFORD

McCabe's Pharmacy	Claire's	McCauley Pharmacy	Golden Disks	16 North Main Street	Pamela Scott	New Look	Lifestyle Sports	Westgate Design
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ELEMENT OF STRUCTURE WITH A >60 mins FIRE RESISTANCE



ELEMENT OF STRUCTURE WITH A >30 mins FIRE RESISTANCE



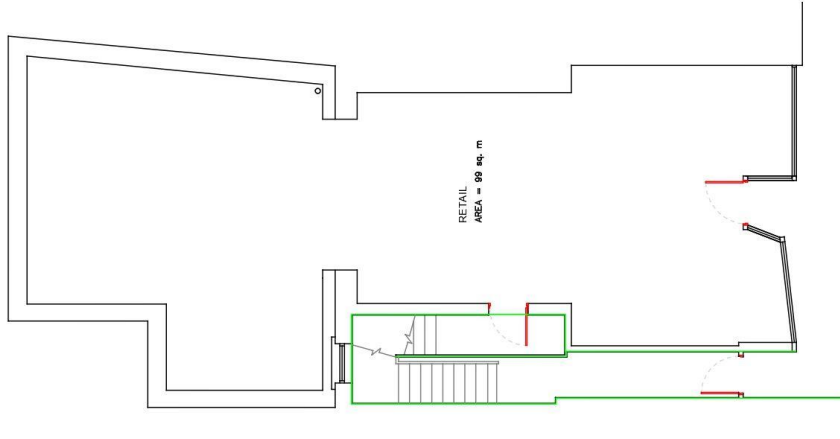
Indicates a Self Closing FD30 fire door with smoke seal



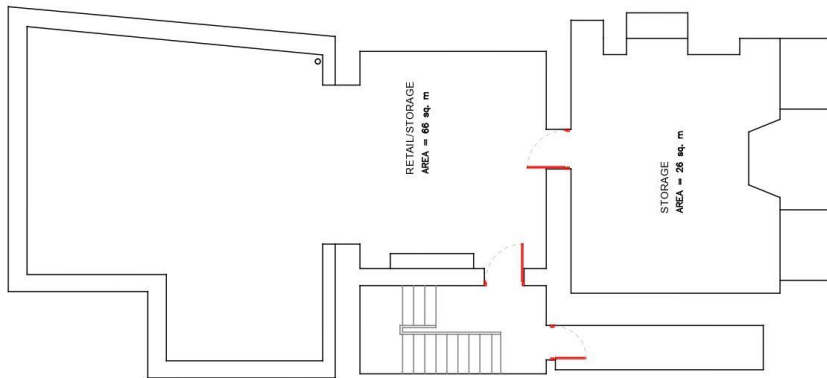
Indicates a Self Closing FD20 fire door with smoke seal



Window suitable for escape



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

NOTE:
LAYOUT DRAWINGS ONLY. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE CHECKED ON SITE PRIOR TO ANY WORKS BEING CARRIED OUT.

MILLENNIUM DESIGN No. 33 SKEFFINGTON STREET WEXFORD PHONE 053-9122852 EMAIL millennium.tcn@gmail.com	JOB LOCATION	16 North Main st Wexford	
	DATE	Jan. 2024	
	SCALE	NTS	
JOB TITLE	Existing mixed development building	DRAWN BY	Anthony Murphy

16 North Main Street, Wexford



Building Energy Rating (BER): Exempt

VIEWING: Strictly by prior appointment with the sole letting agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay, Wexford
053 9144393
www.kehoeproperty.com
Email: sales@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. PRSA No. 002141