

# TO LET

**RETAIL UNIT 7C,  
REDMOND SQUARE, WEXFORD  
RENT: €18,000 PER ANNUM (EXCLUSIVE)**

**Kehoe  
& ASSOC.**

**AUCTIONEERS & VALUERS**

**FILE NO. B847.CM**



- ❖ Superbly located retail unit in Redmond Square, adjacent to Wexford Town's bus & rail station.
- ❖ Excellent display windows and street frontage with high volumes of passing pedestrian traffic.
- ❖ Open plan retail area with store room and w.c. adjacent, extending to c. 58 sq.m. / 624 sq.ft.
- ❖ Fully alarmed unit with CCTV camera.
- ❖ Adjoining occupiers in Redmond Square include; Iceland, Dunnes Stores, The Arc Cinema, Insomnia Coffee, McCauleys Pharmacy, Yeah! Burger, Mii Street Food etc.
- ❖ Suitable for wide range of businesses and ready for immediate occupation.
- ❖ For further details contact the sole letting agents, Kehoe & Assoc.



**Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

**Email:** info@kehoeproperty.com.

**Website:** www.kehoeproperty.com

**GENERAL DESCRIPTION:** Superb opportunity to acquire this retail unit in a bustling area of Wexford Town. Unit 7c Redmond Square is located adjacent to Wexford bus and rail station with high volumes of passing pedestrian traffic. This is a highly accessible location with Dunnes Stores Car Park, Redmond Road Car Park and Redmond Square Car Park all nearby.

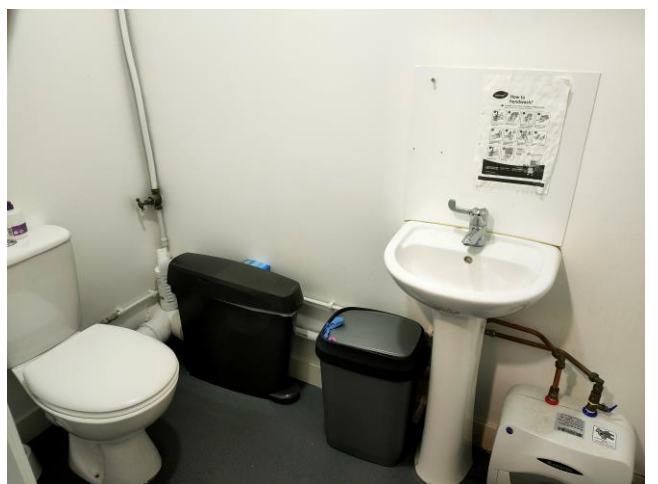
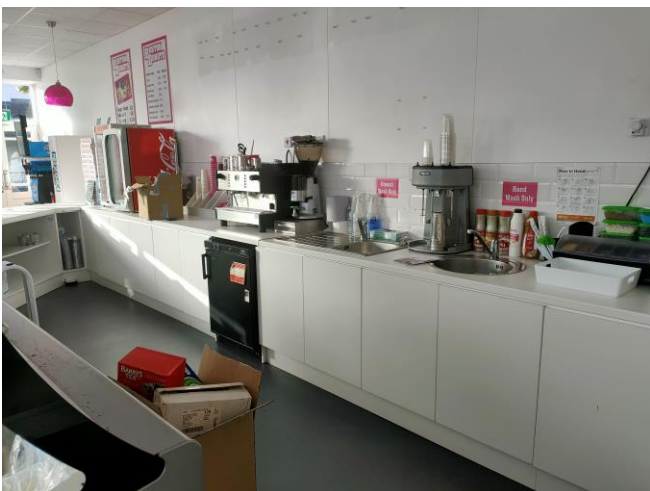
It has excellent display windows and street frontage. The unit is now vacant, ready for immediate occupation and would be suitable to a wide range of businesses.

Adjoining occupiers in Redmond Square include; Iceland, Dunnes Stores, The Arc Cinema, Insomnia Coffee, McCauleys Pharmacy, Yeah! Burger, Mii Street Food etc. Formerly 'Boston Donuts', the accommodation extends to c. 58 sq.m. / 624 sq.ft. and comprises of an open plan retail area with a store room and wc.

### **ACCOMMODATION**

Retail Area	10.00m x 5.04m
Store Room	5.04m x 2.44m
W.C.	1.93m x 1.16m

**Total Floor Area: c. 58 sq.m. / 624 sq.ft.**



## Features

- High profile retail unit
- Extensive display windows and street frontage
- Located adjacent to Wexford bus & rail station
- Accommodation extending to c. 58 sq.m. / 624 sq.ft.
- Fully alarmed
- CCTV
- Ready for immediate occupation

## Services

- Mains water
- Main drainage
- ESB

**Please Note:** The tenant will be responsible for Local Authority rates, insurance and all usual outgoings.

**Local Authority Rates:** The Valuation office reference no. is 2125929. The Net Annual Valuation (NAV) of this property is €20,400. The Annual Rate of Valuation (ARV) determined by Wexford County Council in 2022 is 0.246. Therefore the current annual rates for this premises in €5,018.40.

**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**Directions:** From Wexford's crescent quay, head north-west keeping Wexford Bridge on your right hand side. Drive straight through the traffic lights at Wexford Bridge heading towards Redmond Square. Turn right before the traffic lights at Dunnes Stores and follow the one-way road around Redmond Square. At the stop sign, Unit 7c will be directly opposite you, occupying the corner plot. 'To Let' boards. **Eircode: Y35 FYP7**





**Building Energy Rating (BER): E1**  
**BER No. 800505422**  
**Energy Performance Indicator: 1382.03 kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**  
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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