

FOR SALE/ TO LET

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

**No. 5 COMMON QUAY STREET,
WEXFORD**

AMV: €100,000 RENT: €10,000 P.A.(EXCLUSIVE)

FILE NO. D346.CWM



- ❖ Retail Unit extending to c. 34.5 sq.m. / 371 sq.ft. over two floors.
- ❖ Excellent marketing presence with large windows to the front (ground floor 1.67m wide and first floor 2.10m wide).
- ❖ Located just off Wexford Town's main thoroughfare and 'The Bull Ring'. Adjacent retailers include Fat Face, Franks Place, Shaws, Joannes Café, Vodafone, Holland & Barrett etc.
- ❖ Suitable for wide range of businesses and ready for immediate occupation
- ❖ Local Authority Rates for 2023: €2,102.43
- ❖ To arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

GENERAL DESCRIPTION: No. 5 Common Quay Street offers a superb business opportunity. Located just off Wexford Town's main thoroughfare in 'The Bull Ring' where adjacent retailers include Fat Face, Franks Place, Shaws, Joannes Café, Vodafone, Holland & Barrett etc. No. 5 Common Quay Street is a prime business location with high volumes of passing pedestrian traffic.

The unit is presented to the market in good condition.

Accommodation is as follows:

Retail Area c. 4.66m x 3.38m

First Floor c. 4.14m x 3.38m

WC Facilities

Total Floor Area: c. 34.5 sq.m. / 371 sq.ft.





Services: Mains water, mains drainage, ESB, broadband available.

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

Local Authority Rates: The Valuation Office No is 2101067. The rates for 2023 are €2,102.43

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

Directions: Eircode: Y35 PD20

The Bull Ring, Wexford



Building Energy Rating (BER): E2 BER No. 800418394
Energy Performance Indicator: 1993.35 kWh/m²/yr

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

Sales/Letting Agent
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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



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