

TO LET

**NO. 20 RAFTER ST. ENNISCORTHY,
CO. WEXFORD Y21 XV26**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

TO LET BY ASSIGNMENT.

RENT €16,000 P.A.

FILE NO. D840.CWM



- An excellent prime retail/office/medical unit, extending to c. 108 sq.m. / 1,162 sq.ft.
- High profile position on Rafter Street, Enniscorthy adjacent to news agent, café, pharmacy, hardware stores and steps from the Market Square.
- Frontage of c. 5.68m, with large display window.
- Ready for immediate occupation and offers an excellent opportunity to commence trading with high volumes of passing pedestrian traffic.
- Local Authority Rates c. €3,500 Property No. 2097586
- For further detail and to arrange a suitable viewing time, contact the sole letting agents, Kehoe & Assoc. 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford.

Tel: 053 9144393

Email: info@kehoeproperty.com.

DESCRIPTION

Formerly “Sam McCauleys Pharmacy,” 20 Rafter Street, Enniscorthy offers superb business opportunity for an office, medical centre or indeed retail. Located just off Market Square and Enniscorthy Main Street, the property is adjacent to a range of commercial offices and wide selection of restaurants, cafes, pharmacies, newsagent and more. Enniscorthy is a thriving market town with a fine mix of retailers and services.

20 Rafter Street is a prime business location with high volumes of passing pedestrian traffic.

The unit is presented to the market in excellent condition with c. 108 sq. m. / c. 1,162 sq. ft. of floor space, all on the ground floor, incorporating an open plan with, storage, canteen area and w.c . Excellent lighting throughout and a suspended ceiling. There is frontage of c. 5.68m with large display windows.

Ready for immediate occupation and offers an excellent opportunity to launch your brand and trade in an area with high volumes of passing pedestrian traffic. The lessee will be responsible for any VAT, building insurance, local authority rates and usual outgoings.

Local Authority Rates: c. €3,500 Property No. 2097586

Rent: €16,000 (Exclusive of VAT)

Services: Mains Water Mains Drainage, Storage Heaters, Alarm, Sira Broadband.









Building Energy Rating (BER): C1 BER No. 800701625
Energy Performance Indicator: 685.85 kWh/m²/yr

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

Letting Agent
CATRIONA MURPHY
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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