

# TO LET

**No. 22 SOUTH MAIN STREET,  
WEXFORD**

**Rent: €37,500 P.A. (Plus VAT)**

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS

**FILE NO. d703.CM**



- ❖ Prime Retail Unit in Wexford Town Centre
- ❖ Extending to c. 48 sq.m. / 516 sq. ft.
- ❖ Two floors of storage overhead
- ❖ An Exceptional trading location
- ❖ For further detail and appointment to view, contact the sole selling agents, Kehoe & Assoc. 053 9144393 or email [info@kehoeproperty.com](mailto:info@kehoeproperty.com)



**Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com).

Website: [www.kehoeproperty.com](http://www.kehoeproperty.com)

- A prime retail pitch located on the busiest portion of Wexford’s South Main Street.
- An opportunity to lease this excellent retail premises in an exceptional trading location
- Retail unit extends to c. 48 sq.m / 516 sq. ft. with ancillary storage overhead.
- Adjoining occupiers include; Boots, Penneys, Sport Direct, Costa Coffee, Mountain Warehouse, Trespass, JD Sports, Ritual, Flying Tiger, Holland & Barrett etc.
- For further details and to arrange a suitable viewing time, contact Colum Murphy at the sole selling agents, Kehoe & Assoc. at 053 9144393

## LOCATION:

22 South Main Street, Wexford occupies a prime trading position in Wexford town centre. The subject property has 5.1m frontage onto the pedestrianised portion of Wexford’s North Main Street, with high volumes of footfall. Wexford Town Centre offers 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.



SPORTS DIRECT	DEALZ	TRESPASS	FITZGERLDS	SUBJECT PROPERTY	JD SPORTS	NAME IT	DV8
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## SOUTH MAIN STREET, WEXFORD

COSTA COFFEE	MOUNTAIN WAREHOUSE	HORES	PENNYS	BOOTS	RITUALS
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## DESCRIPTION:

The subject property comprises a mid-terrace, three storey building with retail unit at ground floor and ancillary storage laid out over two floors overhead.

### Accommodation is as follows:

Ground Floor Retail      c. 48 sq.m.

First Floor Storage      c. 55 sq.m.

Second Floor Storage    c. 32 sq.m.

**Total Floor Area      c. 135 sq.m. / c. 1,453 sq.ft.**



**RATES:** We understand the annual amount for Local Authority Rates is in the region of €4,278. The relevant VO Property No. is 2101599.

**VAT:** All prices and outgoings are exclusive of but may be liable for Value Added Tax

**RENT:** €37,500 per annum

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

**Building Energy Rating (BER): D1 BER No. 800570483**  
**Energy Performance Indicator: 583.88 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents.

**Selling Agent: Colum Murphy**

**Contact No: 053-9144393**

**Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)**

**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. PRA No. 002141