

TO LET

UNIT A4 DRINAGH RETAIL PARK, DRINAGH, WEXFORD

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

AMV: €20,000 p.a.

FILE NO. 9113.CM



Trade beside Meadows & Byrne, Kelly's Café, Botanicals Garden Centre, Michael Murphy & Co. & McDonalds

- ❖ An excellent retailing opportunity as concessionaire within this Destination Centre.
- ❖ Extending to c. 129 sq. m. / 1,388 sq. ft. and providing bright, modern retailing space.
- ❖ High profile position and excellent levels of footfall.
- ❖ Shared facilities, w.c.'s and staff area. High quality finish throughout.
- ❖ For further details from sole letting agents Kehoe & Assoc., Commercial Quay, Wexford on 053 9144393 or sales@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford.

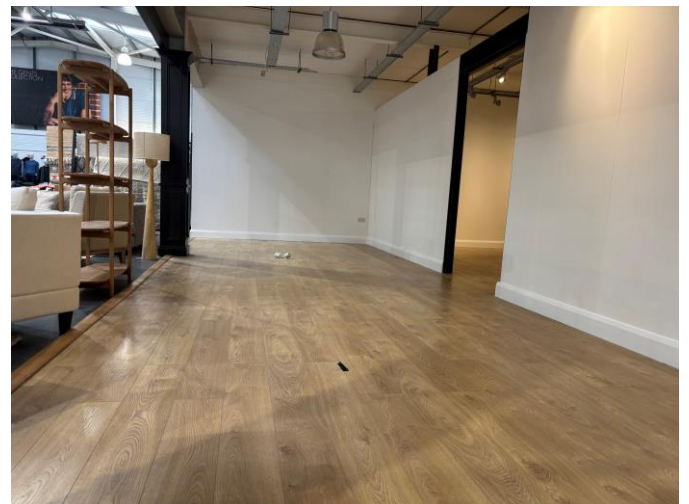
Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

GENERAL DESCRIPTION

This park provides c. 5,200 sq. m .of retail space in a high profile location that faces the roundabout on the main route into Wexford town. This is an exceptional retail opportunity in a very well established and fully occupied Drinagh Retail Park. This includes McDonalds 100 seater restaurant and drive thru. Since it opened it has proved one of the most successful in the country and has enhanced the profile of this superb location. There are excellent levels of traffic flow and pedestrian foot fall within the scheme, enhanced by nearby occupiers including Wexford Enterprise Centre, Kerlogue Industrial Estate, Leisure Maxx (bowling) and Wexford Cineplex, together with a number of major retailers and important Wexford employers such as Celtic Linen, BNY Mellon (Bank of New York), Zurich etc. the space available extends to c. 129 sq. m. / 1,388 sq. ft of bright modern retail, comprising an open retail area within this Destination Centre successfully trading since 2013.This retail area is regular in shape and measures approximately 13.9m x 9.30m. There is very good flooring and lighting.





SERVICE CHARGE & INSURANCE

The 2014 service charge for the unit A4 was €2,749 (Exclusive of VAT). The 2024 insurance charge for Unit A4 was €296.50 (Exclusive of VAT).

LOCAL AUTHORITY RATES

The valuation reference number is 2214733. The Net Annual Valuation (NAV) of this premises is €7,740. The Annual Rate on Valuation (ARV), determined by Wexford County Council in 2024 is 0.253. Therefore, the Current Annual Rate of this premises is €1,958.

BER

Building Energy Rating (BER): B2 BER No. 800952673

Performance Indicator: 287.07 kWh/m²/yr

Drawing

CONCESSION A4
LICENCE MAP

No.	Date	Revision Notes
1	20/11/19	FIRST ISSUE

A 29/11/19 FIRST ISSUE

Project
CORETEL LTD
CONCESSION MAPS FOR UNIT A, B, C & D
DRINAGH RETAIL PARK, WEXFORD

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Drawn By: N O'Keefe
Reviewed By: N O'Keefe
W2430_M11_191125.dwg
Project ID: W243.0
Drawing No: A4



1 PLAN - Level 01
Scale: 1:250

VIEWING

Strictly by prior appointment with the sole letting agents, please contact, Kehoe & Assoc. at 053 9144393 or sales@kehoeproperty.com

DIRECTIONS

Eircode: Y35 K0TV

