

TO LET

21/23 NORTH MAIN STREET, WEXFORD
PRIME RETAIL IN WEXFORD TOWN CENTRE

Rent: €60,000 p.a.

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. b136.ROD



- ❖ Extending to c. 200.45 sq.m. / 2,158 sq.ft. at ground floor.
- ❖ Prime position on Wexford's Main Street.
- ❖ Adjoining occupiers include; Sam McCauleys Pharmacy, Carphone Warehouse, Penneys, Boots, O'Briens, AIB, Shaws, Westgate Design, Eir, Vodafone, Three, etc.
- ❖ Thriving pedestrianised location.
- ❖ Entire building available with further 245 sq.m. / 2,637 sq.ft. available.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

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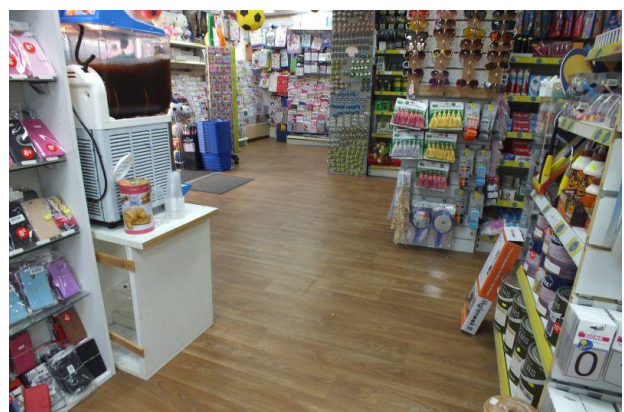
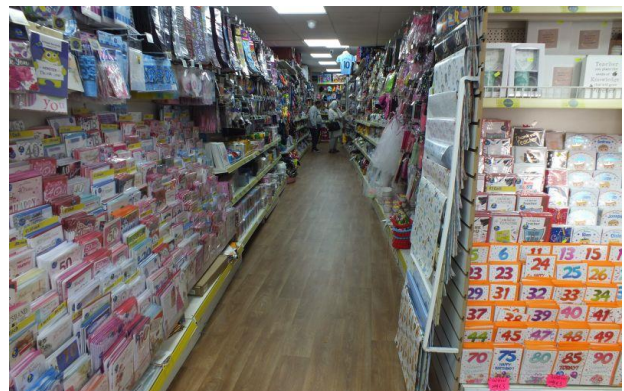
LOCATION:

Prime position on a thriving retail thoroughfare with high pedestrian footfall. No. 21/23 North Main Street is positioned close to the intersection of North Main Street with Church Lane and opposite Westgate Design. This location is at the retail heart of this thriving town.



DESCRIPTION

Ground floor level comprises a large open plan retail area with the benefit of c. 11.5m street frontage and dual pedestrian access onto the street. Stair access to upper floors is set back from the Zone A frontage. Upper floors comprise storage accommodation.



ACCOMMODATION

Ground Floor	200.45 sq.m. / 2,157.00 sq.ft.
Ground Floor Return	6.58 sq.m. / 70.86 sq.ft.
First Floor	90.98 sq.m. / 979.28 sq.ft.
First Floor Return	35.92 sq.m. / 386.60 sq.ft.
Second Floor	82.14 sq.m. / 884.14 sq.ft.
Third Floor	30.01 sq.m. / 323.05 sq.ft.

Total Floor Area: 446.08 sq.m. / 4,801.58 sq.ft.

TERMS

Available under a new IRI lease, the tenant will be liable for rates and Landlord's insurance.

RATES

Under Revision

BER

	BER	BER No.	Performance Indicator
Ground & First Floor	D1	800058877	797.7 kWh/m ² /yr
Second & Top floors	F	800058885	935.81 kWh/m ² /yr

VAT

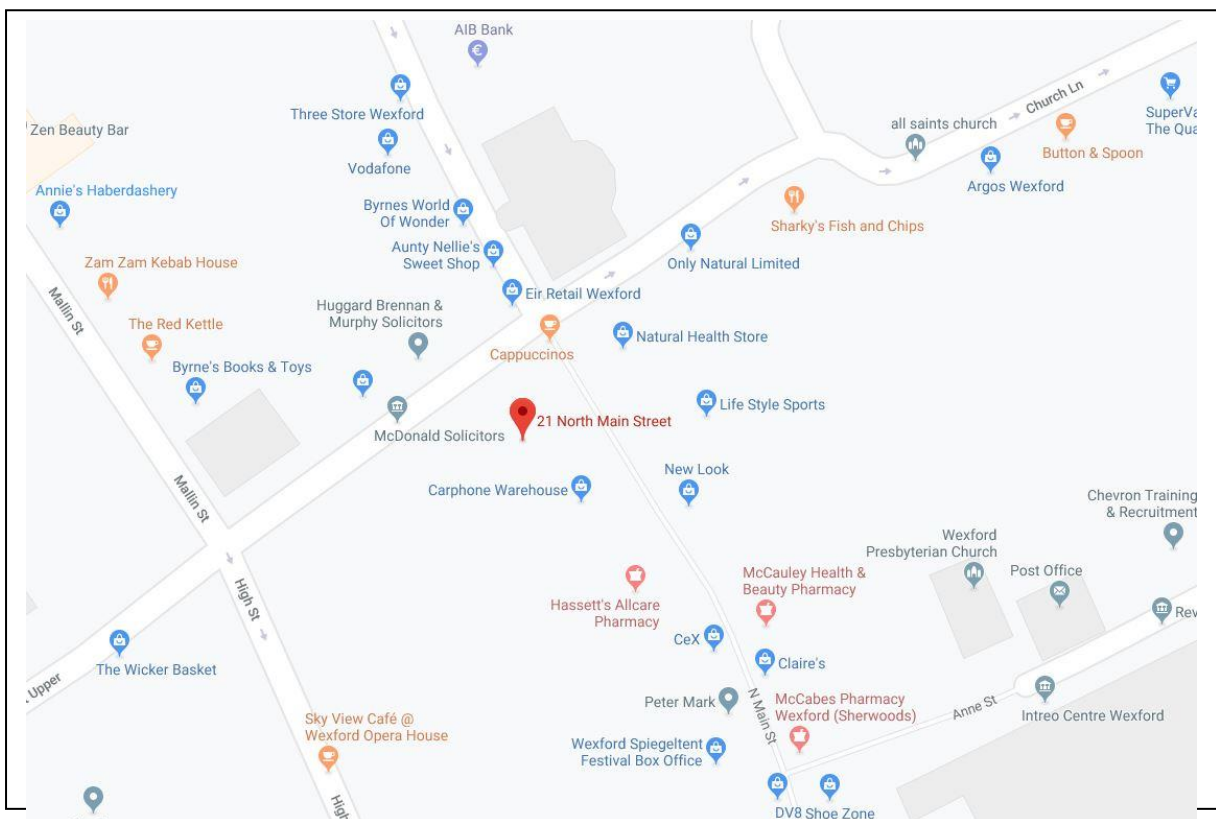
Tenant liable for any VAT charges applicable to the lease.

RENT

€60,000 per annum (Exclusive)

VIEWING

Strictly by prior appointment only. Contact Colum Murphy at the sole letting agents, Kehoe & Assoc. 053 9144393. Email: colum@kehoeproperty.com



WEXFORD TOWN LOCATION MAP

