

# 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.**

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## 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 <sup>2</sup> /yr
Second & Top floors	F	800058885	935.81 kWh/m <sup>2</sup> /yr

## VAT

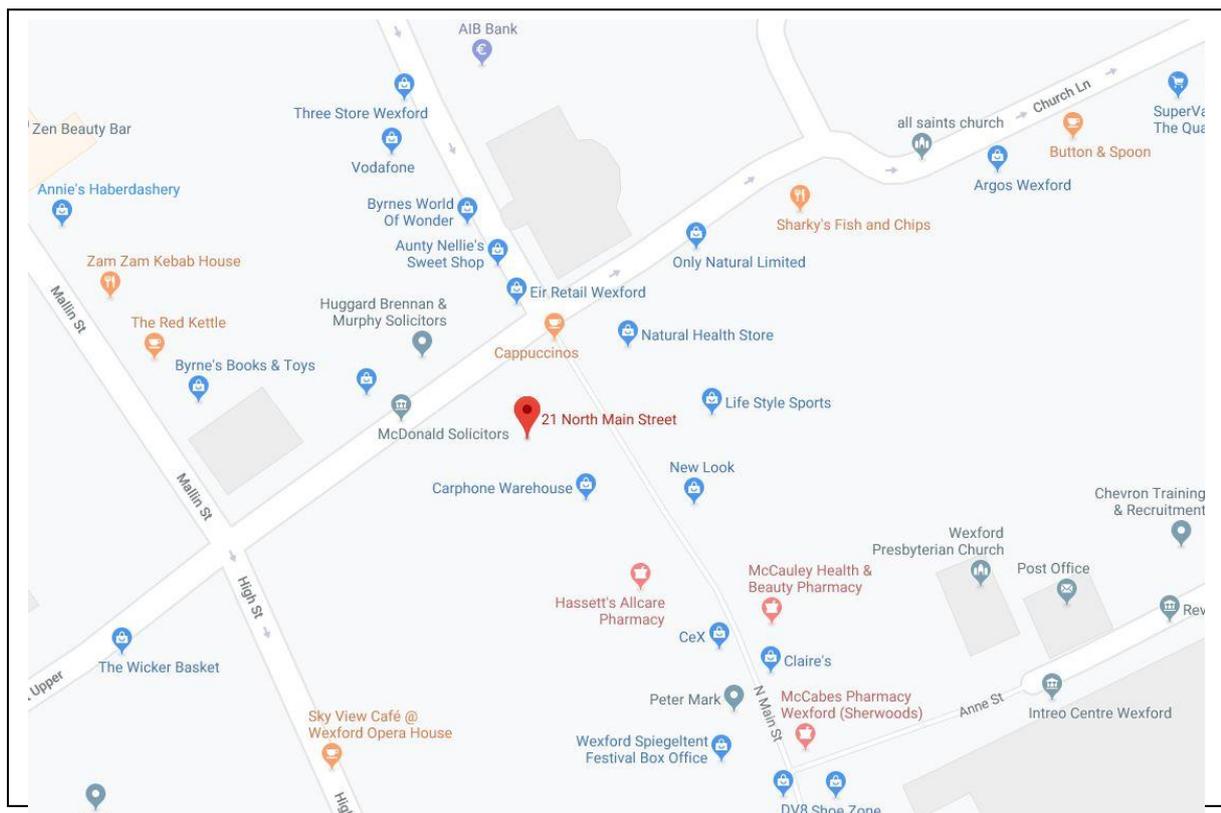
Tenant liable for any VAT charges applicable to the lease.

## 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

