

TO LET

2 / 4 SELSKAR STREET, WEXFORD

Rent: €50,000 p.a (Entire Building)

FILE NO. E343.CM

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ High-Profile Town Centre Corner Building. This exceptional, corner property occupying a highly visible position at the junction of Selskar Street, North Main Street and Monk Street in the heart of Wexford town centre, benefitting from strong pedestrian and vehicular footfall.
- ❖ The building extends to approximately 373 sq. m (4,015 sq. ft) in total, arranged over ground, first, second and third floors, offering flexible and well-proportioned accommodation throughout.
- ❖ Prominent Ground Floor Retail – Approx. 140 sq. m. with extensive street frontage, excellent natural light and strong branding and signage opportunities on a busy corner location.
- ❖ The property is suitable for a wide range of potential uses including retail, office, professional services, medical, showroom or mixed-use, making it an ideal opportunity for a business seeking a flagship town centre presence.

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- ❖ Well-Presented Residential Apartment on Upper Floors. A bright and spacious apartment of approximately 93 sq.m is located over the second and third floors and is presented in good decorative order, offering additional income potential or ancillary accommodation.
- ❖ Available to Let as an Entire. The property is available to let as a single lot, providing occupiers with full control of this prominent building, with a quoting rent of €50,000 per annum.
- ❖ To arrange a suitable viewing time please contact the Sole Letting Agents Kehoe & Assoc. 053 91 44393.

Location

The property occupies a highly prominent corner position in the heart of Wexford town centre at the junction of Selskar Street, North Main Street and Monk Street. This is one of the town's most visible and well-trafficked locations, benefitting from strong pedestrian footfall throughout the day.

The surrounding area is characterised by a vibrant mix of established retailers, cafés, restaurants, professional services and offices, making it a prime commercial destination within the town. The property is within immediate walking distance of Wexford's main shopping streets, public car parks, etc.

The building is adjacent to Wexford's well-known nightlife and leisure quarter at Monck Street. The surrounding area is home to a wide variety of popular bars, restaurants, cafés and entertainment venues, many of which are located along Monk Street and within this vibrant district, creating a lively and attractive destination for both locals and visitors. Monk Street is recognised as Ireland's first fully covered street, featuring an attractive retractable roof that enhances the streetscape and allows for year-round activity, events and outdoor dining. This unique setting has become a focal point of Wexford's evening economy and cultural offering, further enhancing the appeal and commercial profile of this exceptional town centre location.

Wexford is a thriving regional centre with excellent road and rail connectivity, serving a large hinterland and growing population. The town continues to benefit from ongoing commercial activity and tourism, further enhancing the appeal of this central and strategic location.



Description

This substantial and versatile corner building extends to approximately 373 sq.m in total and is arranged over ground, first, second and third floors. The property benefits from extensive frontage onto three streets, providing excellent natural light and outstanding visibility.

The ground floor comprises a prominent retail unit extending to approximately 140 sq.m, offering open-plan accommodation suitable for a wide range of commercial uses, subject to planning permission. The upper floors provide additional flexible space that may suit office, professional or ancillary uses.

Located on the second and third floors is a well-presented apartment extending to approximately 93 sq.m, which is in good decorative order throughout. The property is available to let as an entire, presenting a rare opportunity to secure a landmark town centre building with both commercial and residential elements.

Accommodation

Ground Floor: c. 140 sq. m

1st Floor: c. 140 sq. m.

Apartment over 1st & 2nd floor: c. 93 sq. m.

Total Floor area approx. 373 sq. m.



Building Energy Rating (BER): Available on request

VIEWING: Strictly by prior appointment with the sole letting agents.

Auctioneer: Colum 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. PRA No. 002141