

# TO LET

**No. 94 NORTH MAIN STREET,  
WEXFORD**

**Rent: €22,000 P.A. (Plus VAT)**

**FILE NO. E382.BK**

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ Prime two-storey retail premises extending to c. 142 sq. m. / 1,528 sq. ft.
- ❖ Ground floor retail unit extending to c. 67 sq. m. / 721 sq. ft. with first floor storage & staff facilities extending to an additional c. 75 sq. m. / 807 sq. ft.
- ❖ Prominently positioned on a busy thoroughfare linking the Bull Ring / Shaws with Dunnes Stores, Sam McCauley and Redmond Square, benefitting from consistently high pedestrian footfall.
- ❖ Nearby occupiers include Shaws Department Store, The Crown Quarter, Greenacres, Kevilles Hair Salon, Superdrug, EBS, etc
- ❖ Extensive display window and street frontage.
- ❖ To arrange inspection, contact the Sole Letting Agents Kehoe & Assoc. email [info@kehoeproperty.com](mailto:info@kehoeproperty.com) or 00353 53 9144393.



**Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

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

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

## Description

The subject property comprises a ground floor retail unit together with first floor storage extending to c. 142 sq.m. / 1,528 sq.ft. located at 94 North Main Street, Wexford. This property occupies a strong trading position on North Main Street, surrounded by a mix of established independent retailers and long-standing commercial businesses. North Main Street links The Bull Ring with Redmond Square through Selskar and benefits from consistent high volume pedestrian footfall throughout the day.

The accommodation extends to c. 142 sq. m. / 1,528 sq. ft. and comprises an open plan ground floor retail unit extending to c. 67 sq. m. / 721 sq. ft. The retail area is bright and well presented with extensive frontage onto North Main Street. The first floor extends to c. 75 sq. m. / 807 sq. ft. and comprises open plan storage accommodation together with a staff room, kitchenette and W.C. facilities. This level provides valuable ancillary space to support a retail operation.



## **Please Note:**

The tenant will be responsible for Local Authority rates, insurance and the usual outgoings.

## **Services:**

Mains waters, mains drainage, ESB.

## **Local Authority Rates:**

The Valuation Office reference no. is 10033592. The Net Annual Valuation (NAV) of this property is €17,250. The Annual Rate on Valuation (ARV), determined by Wexford County Council in 2026 is 0.253. Therefore, the current annual rate of this premises is €4,364.25.

## **Lease Terms**

Flexible lease terms available.

## **Directions:**

Eircode: Y35 D218

**Building Energy Rating (BER): B2 BER No. 800824096**

**Energy Performance Indicator: 290.06. kWh/m<sup>2</sup>/yr**

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

**Auctioneer: Bobby Kehoe**

**Contact No: 085 7111540**

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



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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