

FOR SALE BY ONLINE AUCTION

Thursday 24th July 2025 at 12pm

Commercial Premises at

53 Talbot Green, Wexford

Disclosed Reserve: €145,000

D784



To make an offer at the Online Auction – any interested party must register in advance to bid. Please log onto [kehoeproperty.com](https://www.kehoeproperty.com) and click the OFFER button within the listing of Commercial Premises at 53 Talbot Green, Wexford

- ❖ **Commercial premises extending to c. 79 sq.m. / 850 sq.ft. laid out over two floors.**
- ❖ **Prime town centre location just 5 minutes' walk from Wexford's Main Street.**
- ❖ **Potential for residential conversion (S.T.P.P), which may qualify No.53 for the Vacant Property Refurbishment Grant if the required permissions are obtained.**
- ❖ **Adjoining enclosed yard with vehicular access and direct rear entry into the building.**
- ❖ **A superb opportunity for owner-occupiers or investors seeking value-add potential.**
- ❖ **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393**

Commercial Premises at 53 Talbot Green, Wexford

Kehoe & Associates are delighted to present 53 Talbot Green to the market, a centrally located commercial premises just minutes' walk from Wexford Town's Main Street and Quay Front. Extending to c. 79 sq.m. / 850 sq.ft. and laid out over two floors, this property offers excellent flexibility and potential for a wide variety of uses in this well-established locality.

Internally, the property comprises a large open plan retail area, store room and W.C. on the ground floor, with two storage rooms and an open plan landing space on the first floor. The property is in need of refurbishment, but offers a unique and exciting opportunity for those looking to establish a business or explore the possibility of a live-and-work setup. There may be scope for full residential conversion or to retain the ground floor for commercial use while converting the upper floor to apartment accommodation, subject to the relevant planning permissions being obtained. In such a case, the property could qualify for the Vacant Property Refurbishment Grant, designed to support the renovation of long-term vacant or derelict buildings for residential use (subject to eligibility and planning consent).

The property is further enhanced by an enclosed adjoining yard with vehicular access, which wraps around to the rear of the premises, providing direct access to the rear entry door. Water, drainage, and electricity services are all connected and there is an oil-fired heating system. With its accessible layout, highly visible location and significant upside potential, this property is ideally suited to owner-occupiers, small business owners, or investors seeking a town centre project with long-term value. This property will be offered for sale by online auction on July 24th, 2025, with a disclosed reserve of €145,000. Early viewing is highly recommended.



ACCOMMODATION

Ground Floor

Open Plan Retail Area 6.51m x 5.86m Tiled floor.

W.C. 1.88m x 1.09m Concrete floor and door to rear garden.

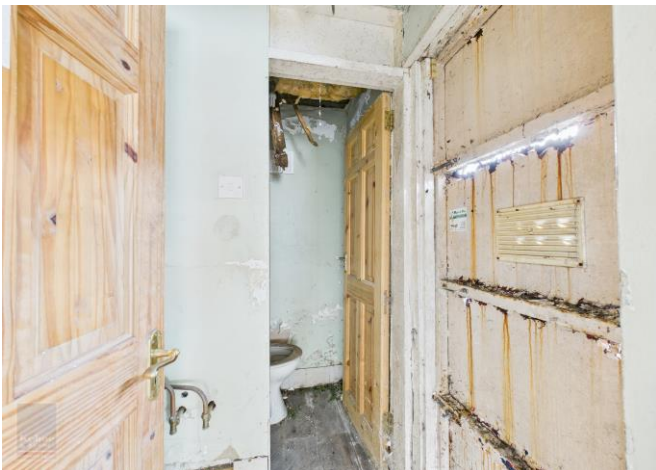
First Floor

Landing Area 4.97m x 2.87m Lino floor.

Store Room 1 3.70m x 3.52m Lino floor.

Store Room 2 2.68m x 2.07m Lino floor.

Total Floor Area: c. 79 sq. m. / 850 sq. ft.





Features

- Commercial premises extending to c. 79 sq.m. / 850 sq.ft.
- Excellent investment opportunity
- Two floors with flexible internal layout
- Vehicular entry access
- Potential for residential conversion (S.T.P.P.)

Outside

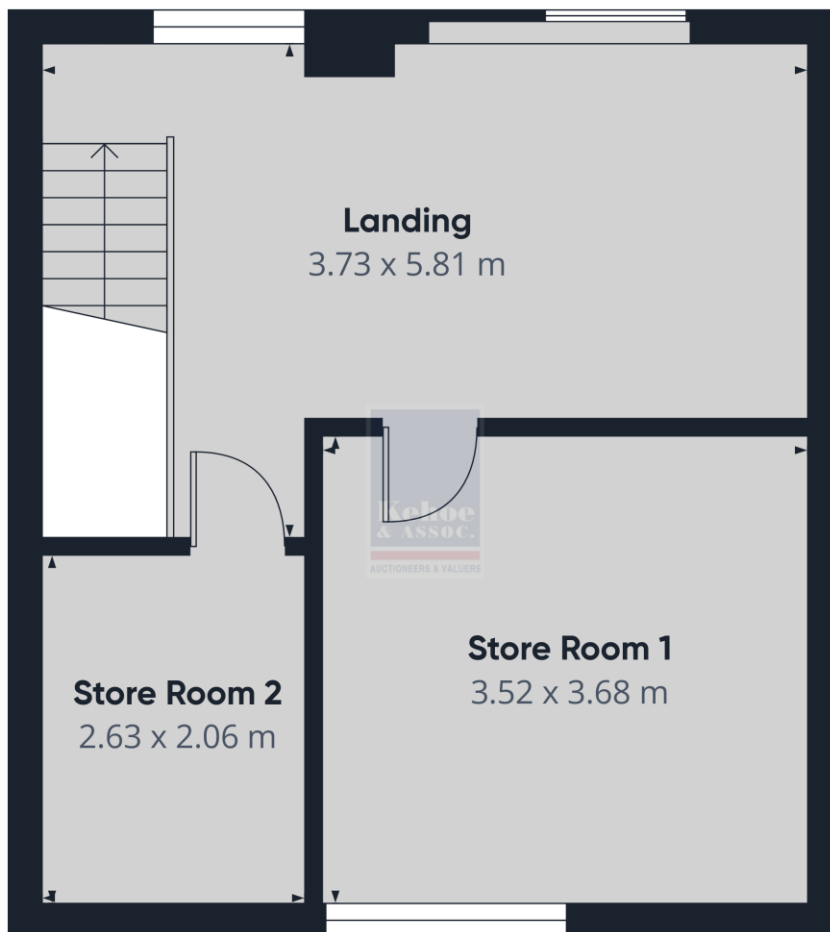
- Adjoining enclosed yard
- Rear entry door
- Town centre location
- Mature residential neighbourhood
- 5 minutes walk to main street

Services

- Mains water
- Mains drainage
- ESB
- O.F.C.H.
- Fibre broadband available

VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

DIRECTIONS: From Wexford Town's South Main Street proceed up Bride Street and continue straight through the small roundabout at the top of the street. Take an immediate right turn onto Thomas Street. In approximately 350m turn right onto Talbot Green. The property for sale is 100m on your right-hand side. 'For Auction' boards. **Eircode: Y35 EH34**



Floor 1

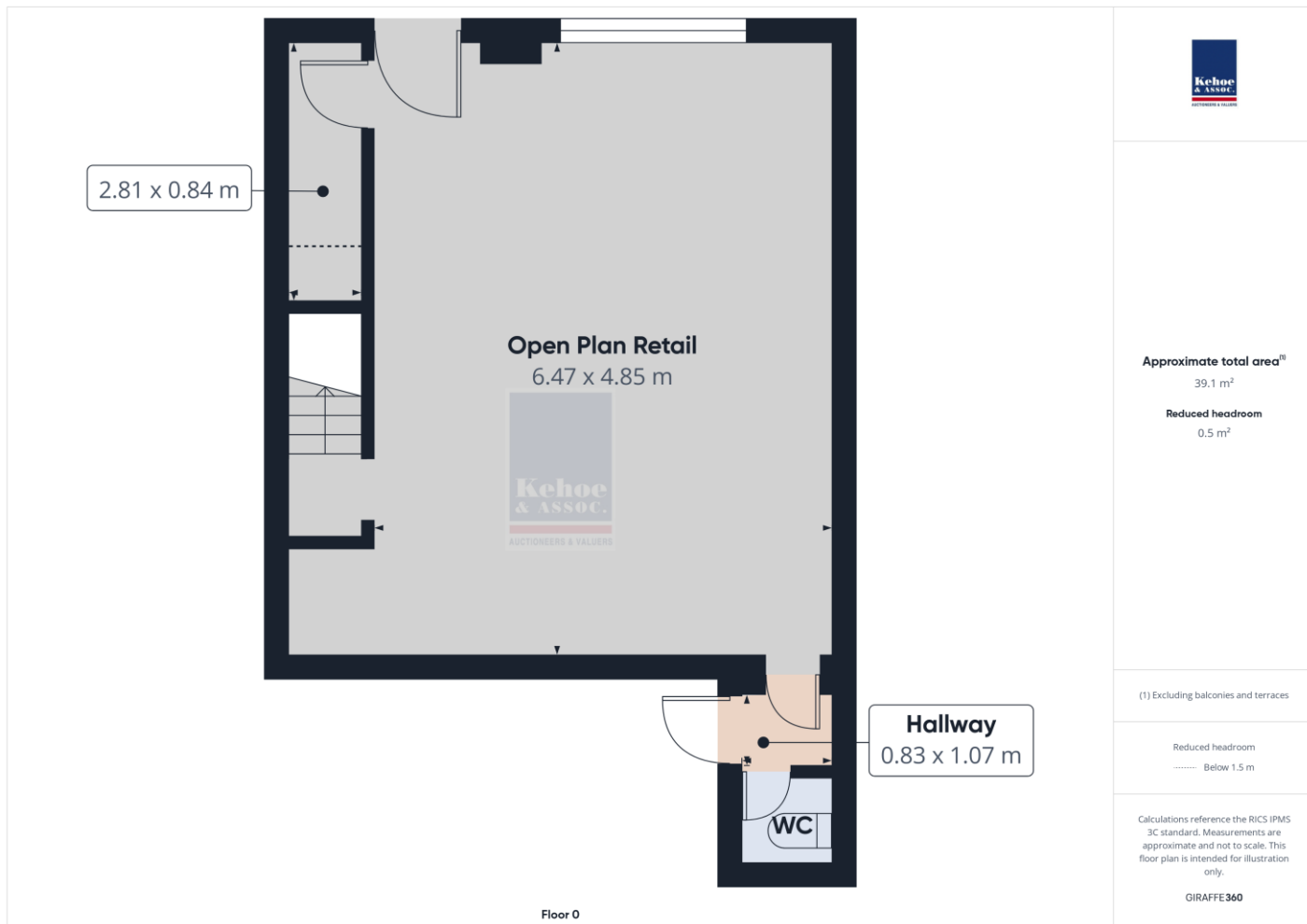


Approximate total area⁽¹⁾
34.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

QIRAFFE360



Building Energy Rating (BER): D2 BER No.: 801069055

Energy Performance Indicator: 561.81 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Sales Agent

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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