

To Let

**UNIT 2, CORNMARKET,
WEXFORD Y35 K4X7**

RENT : €12,000 P.A. (EXEMPT FROM VAT)

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. E208.CWM



- ❖ Superbly well-presented ground floor retail unit extending to c. 36 sq.m. with an open plan retail space including a display window c. 0.89mtrs wide.
- ❖ Ready to occupy immediately. Minimum three year lease.
- ❖ Situated in Cornmarket, only steps from the Wexford Main Street with well-established adjoining occupiers to include pubs, optician, barbers, restaurant, solicitors, PWC and many more.
- ❖ For further detail and to arrange a suitable viewing time, contact agents, Kehoe & Assoc. on 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford.

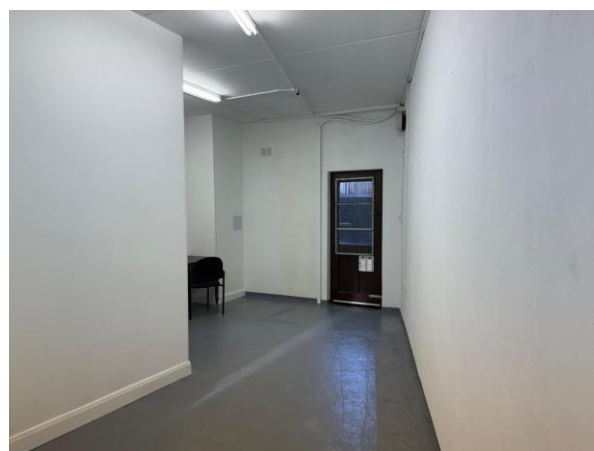
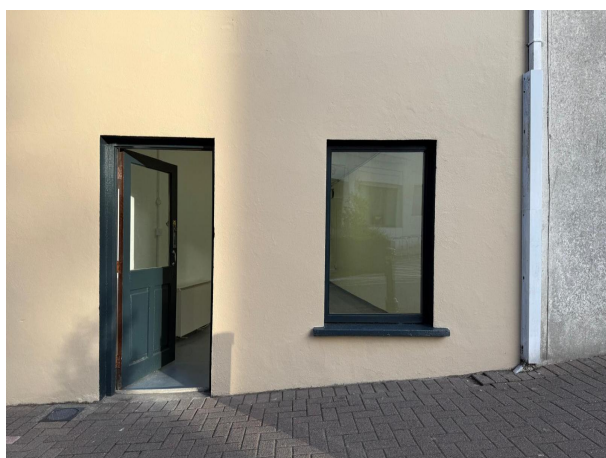
Tel: 053 9144393

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Website: kehoeproperty.com



ACCOMMODATION		
Open Plan Retail Unit	9.30m x 4.22m	Retail area with concrete floors and ceiling measuring c. 2.94 mtrs. Pedestrian door access to the rear with small courtyard ideal for bin storage.
Toilet	2.06m x 1.44m	with wash hand basin, tiled splash back and w.c.
Gross Internal Floor Area: c. 36 sq. m / 388 sq. ft.		



SERVICES: Mains Water, Mains Drainage, Electric Storage and Broadband Available.

LOCAL AUTHORITY RATE The 2025 Local Authority Rate are quoted at €1,740.64. The property ID Number is 2102083

TERMS: Rent is payable the 1st of the month of each quarter, paying three months in advance €3,000 (Exempt from VAT).
Minimum three year lease.
No Car Parking space.

EIRCODE: Y35K4X7

Building Energy Rating (BER): G BER No. 801035874
Performance Indicator: 1074.98 kWh/m²/yr

VIEWING: Strictly by prior appointment with the agents.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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. PRSA No. 002141