

# TO LET

**Kehoe  
& ASSOC.**

AUCTIONEERS & VALUERS

## VARIOUS RETAIL UNITS AT 'CREATIVE HUB', NORTH MAIN ST., WEXFORD

**Rent: P.O.A**

**File No. d660.BK**



- High profile multi-use commercial premises in the heart of Wexford town centre.
- Main Street frontage with various retail units available offering an exceptional business opportunity.
- Dual access from Wexford's Main Street and also from Mallin Street opposite Wexford Library.
- Accommodation comprises 9 retail units at ground floor level, a multi-functional room on the first floor and large second floor studio / dance hall.
- Adjoining occupiers include Joanne's Café, AIB Bank, Stone Solicitors, Daybreak, Evolution, Three, Vodafone, Eason's Bookstore, Shoe Style International, etc.
- To arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 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)



## LOCATION

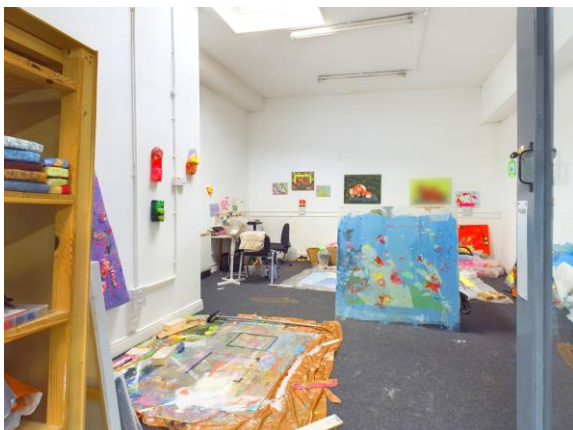
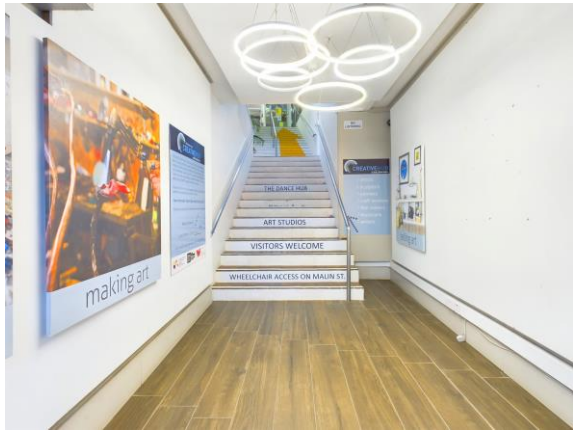
‘Creative Hub’ is situated in a prime retail location occupying a high-profile position on Wexford’s thriving North Main Street. This exceptional location experiences large volumes of pedestrian footfall and offers excellent business opportunity. Nearby occupiers in this area include Joanne’s Café, AIB Bank, Stone Solicitors, Mace, Evolution, Three, Vodafone, Eason’s Bookstore, Shoe Style International, etc. Surrounding car parks include Euro Car Parks Key West, Rowe Street Car Park and Commercial Quay Car Park.

## DESCRIPTION

The subject property comprises various retail units including 9 retail units at ground floor level. There is another multi-functional unit on the 1st floor with the 2nd floor comprising of a spacious, open-plan studio / dance hall. This unique premises is directly accessible from North Main Street, as well as offering wheelchair access via Mallin Street. ‘Creative Hub’ is presented in very good condition throughout and offers a unique business opportunity. Flexible lease terms available.

## ACCOMMODATION

<i>UNIT</i>	<i>SIZE</i>	<i>RENT</i>
Unit 1A	8.50m x 4.50m	€7,500 p.a.
Unit 2	8.30m x 4.70m	€9,000 p.a.
	4.03m x 4.60m	
Unit 11A	8.50m x 5.20m	€5,000 p.a.
Unit 11B	8.50m x 5.20m	€5,000 p.a.
Unit 11C	8.50m x 5.20m	€5,000 p.a.
Unit 12A	10.81m x 3.83m	€5,000 p.a.
Unit 12B	4.10m x 3.05m	TBC
Unit 13	11.40 x 12.20m	€15,000 p.a.
Unit 14	12.20 x 5.72m	€11,000 p.a.
Unit 23	6.40m x 5.00m	€5,000 p.a.
Unit 24	6.40m x 3.40m	€5,000 p.a.







**SERVICES:** Mains Water, Mains Sewerage, ESB

**LEASE TERMS:** Flexible lease terms available.

**RENT:** Exclusive of rates, insurance and VAT.

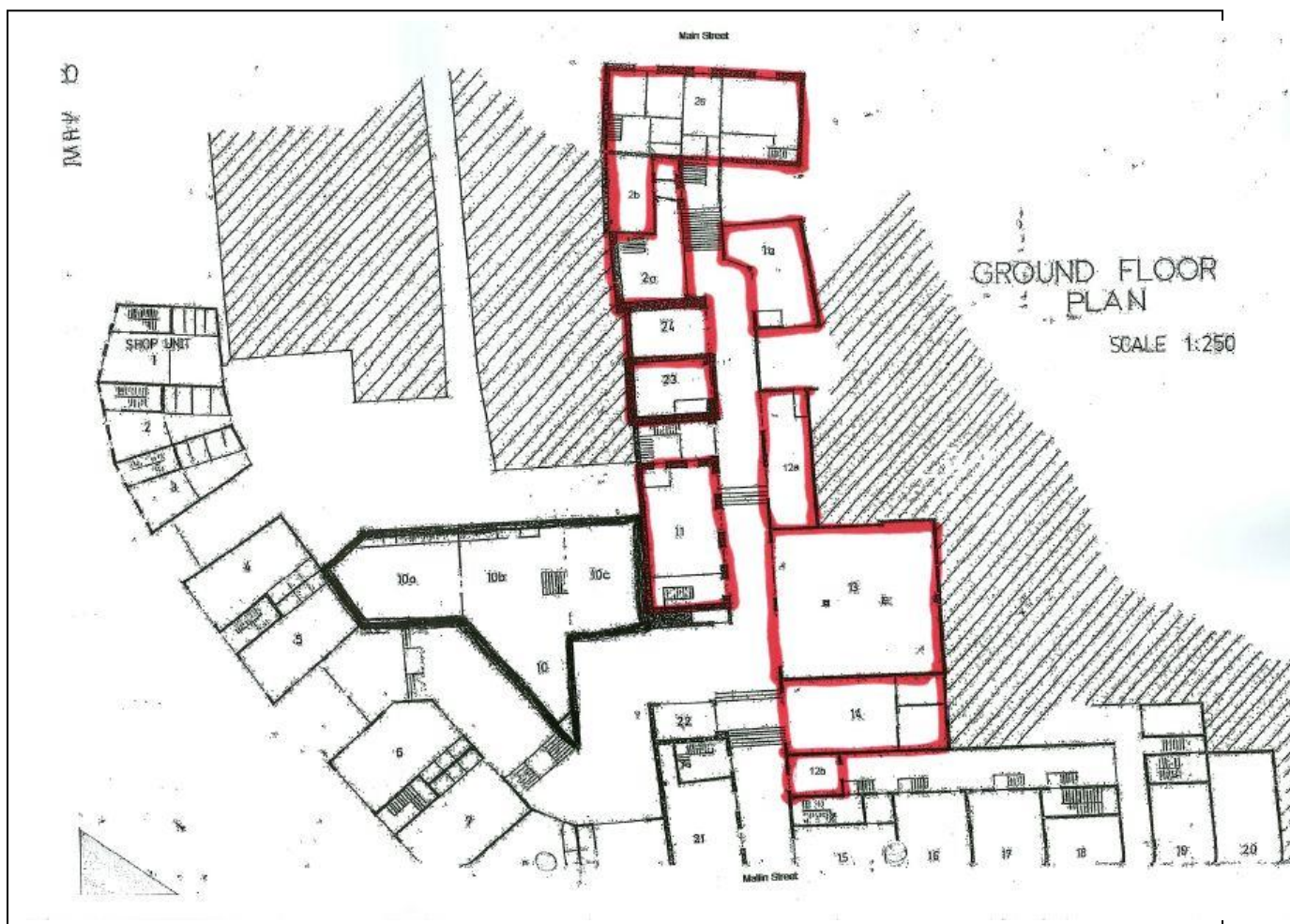
**DIRECTIONS:** In Wexford town centre, from The Bull Ring proceed down the North Main Street heading towards South Main Street. The property is on your right-hand side (To Let board).



## BER

Unit No.	BER	BER No.
1	G	800620635
2	E1	800620684
11	C2	800620759
12	D1	800620726
13/14	C2	800620734
23/24	C2	800620742





**Building Energy Rating (BER): C2 BER No. 800620759**

**Energy Performance Indicator: 1002.8 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: 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