

TO LET

COMMERCIAL PREMISES AT CLONARD VILLAGE CENTRE, CLONARD, WEXFORD

Rent: €16,000 p.a. (Exclusive of VAT)

File No. b868.BK

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- Commercial premises at Clonard Village Centre extending to c. 137 sq.m. / 1,474 sq.ft.
- Located 1km from the N25 at the Whitford House Hotel Roundabout and the N25 / N11 roads network.
- Laid out over ground floor with extensive frontage.
- Easily accessible premises with hundreds of residential units in the immediate vicinity.
- Excellent opportunity to establish a successful business within walking distance of Clonard Retail Park and Wexford Retail Park.
- This area attracts high volumes of pedestrian and vehicular traffic.
- Flexible lease terms available, ready for immediate occupation.



Kehoe & Assoc.

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GENERAL DESCRIPTION:

Ground floor commercial premises ideally located in Clonard Village Centre 1km from the N25 at the Whitford House Hotel roundabout. With hundreds of residential units in the vicinity together with a thriving business environment, this area attracts high volumes of pedestrian and vehicular traffic. Nearby businesses in Clonard Village Centre, Clonard Retail Park and Wexford Retail Park include UFC Coffee, Aldi, Costa Coffee, Woodies, Halfords, DID, Home Store & More, Joyces, etc. Inside the unit there is c. 137 sq. m. / 1,474 sq. ft. of total floor space. The unit is vacant and ready for immediate occupation.

ACCOMMODATION

Reception	5.30m x 2.71m
Open Plan Area	7.01m x 3.76m
W.C	2.09m x 1.43m
Hallway	7.10m x 2.48m
Room 1	4.30m x 3.95m
Storeroom	3.02m x 2.51m
	2.52m x 2.11m (max)
W.C	2.14m x 1.47m
Room 2	5.43m x 3.62m
Room 3	3.64m x 1.49m

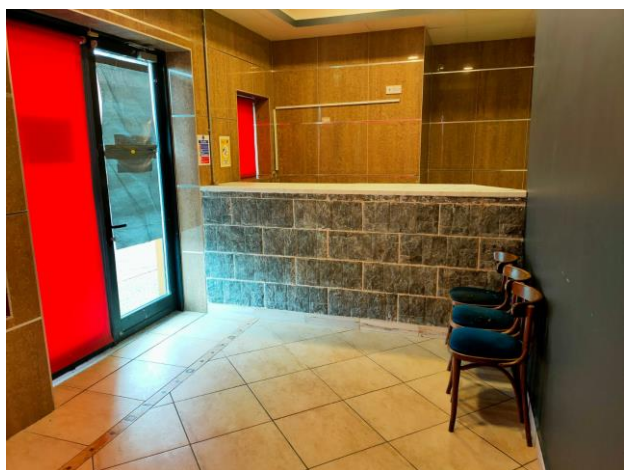
Total Floor Area: c. 137 sq.m. (c.1,474 sq.ft.)

LOCAL AUTHORITY RATES: €2,450.16

Building Energy Rating (BER): G

BER No. 800352809

Performance Indicator: 6024.29 kWh/m² /yr





DIRECTIONS: From the N25 at the Whitford House Hotel proceed towards Wexford Town for 850m. Turn left at the small roundabout passing UFC Coffee on your left and immediately turn left again into Clonard Village Centre. Continue for 50m passing the arch on your left and Unit T1 is on your left-hand side. (To Let Board). Eircode: Y35 DCX7.

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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

