TO LET

Kehoe & Assoc.
AUCTIONEERS & VALUERS

54/56 North Main Street, Wexford
An Exceptional Retailing Opportunity In Wexford Town Centre

Rent: €115,000 p.a.

FILE NO. 4707.CM

- Extending to c. 403 sq.m. / 4,338 sq.ft. at ground floor level in this high profile position on Wexford's North Main Street.
- Situated adjacent to The Bull Ring, on a pedestrianised portion of the town centre with huge volumes of footfall.
- Adjoining occupiers include; Shaws, Benetton, Fat Face, Holland & Barrett, Super Drug, etc.
- A high profile, prominent position, ideal for retailer seeking to expand into this bustling and thriving town centre.
- For further detail and to arrange a suitable viewing time, contact Colum Murphy at the sole letting agents, Kehoe & Assoc. 053 9144393.

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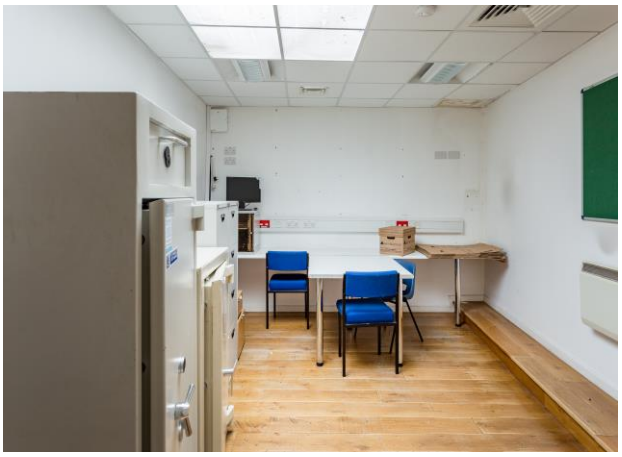
Kehoe & Assoc.
Commercial Quay, Wexford. Tel: 053 9144393
Email: info@kehoeproperty.com.
Website: www.kehoeproperty.com

LOCATION:

Situated in Wexford Town Centre, on North Main Street, a busy thoroughfare, with large volumes of pedestrian footfall. This portion of Wexford's Main Street is pedestrianised, situated adjacent to The Bull Ring with adjoining occupiers including; Vodafone, AIB, Fat Face, Shaws Department Store, Benetton, etc. The subject property is perfectly positioned in Wexford Town Centre.

DESCRIPTION

In total the subject property extends to c. 403 sq.m. /4,338 sq.ft. at ground floor level. This includes an extensive retail are and almost 12m of street frontage. It is currently laid out in a bright modern retailing space with level floors and offers 255 sq.m. of retail sales floor and ancillary accommodation including stock room, goods inwards, cleaning room, office, w.c.'s and staff /training room.



TERMS

Available under a new lease, the tenant is liable for payment of rates and Landlord's insurance.

RATES

We understand the figure for local authority property rates for 2020 will be €15,368.

BER

BER Exempt

VAT

Tenant liable for any VAT charges applicable to the lease.

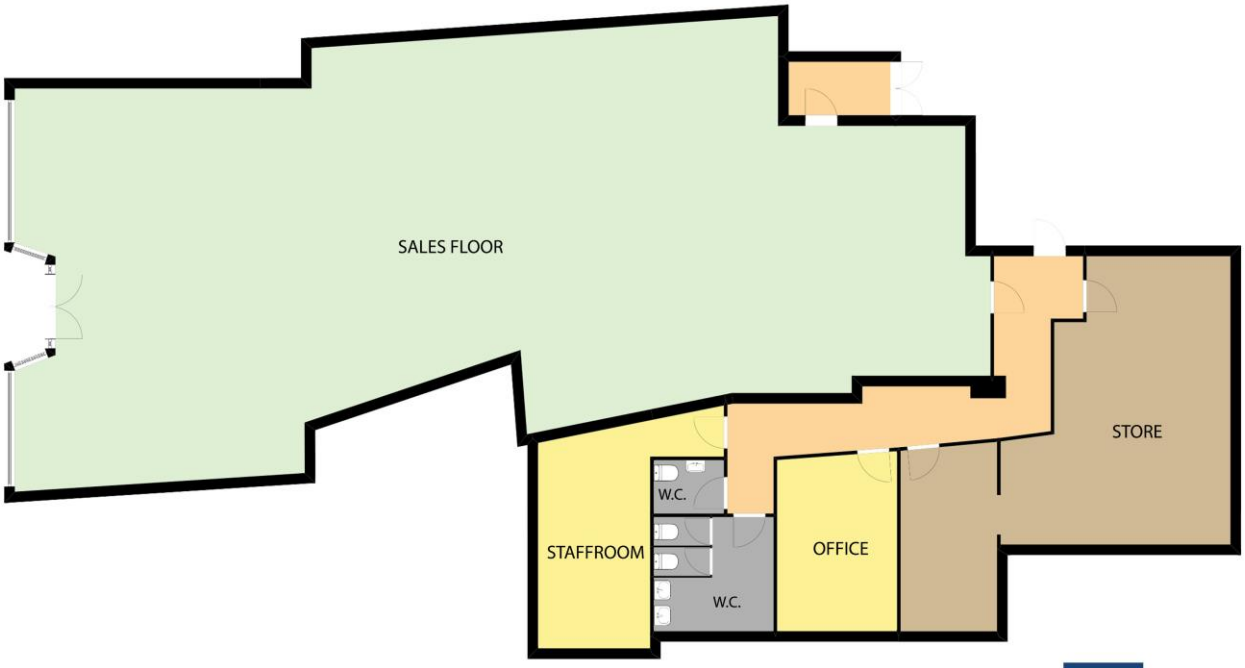
RENT

€115,000 per annum (Exclusive)

VIEWING

Strictly by prior appointment only. Contact Colum Murphy at the sole letting agents, Kehoe & Assoc. 053 9144393. Email: colum@kehoeproperty.com

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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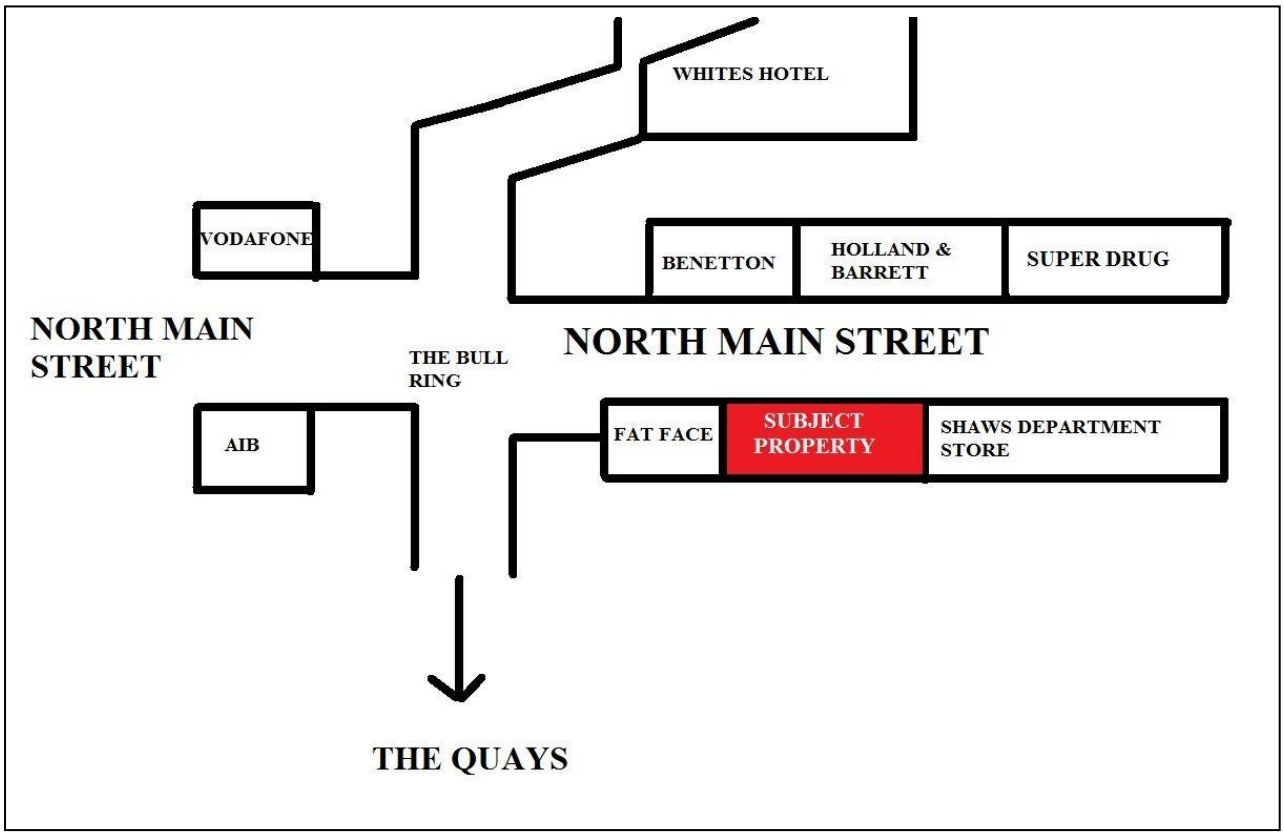

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm.