

FOR SALE

(TENANTS NOT AFFECTED)

**ENTIRE COMMERCIAL PREMISES AT
No. 94 SOUTH MAIN STREET, WEXFORD
AMV: €200,000 (Exclusive)**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. C214.CM



For Sale by Private Treaty

- ❖ An excellent commercial premises comprising retail unit at ground floor level and three upper floors – all presented in good order.
- ❖ Excellent position on Wexford's South Main Street with adjoining occupiers including; Subway, Shoe Rack, Costa Coffee, Sports Direct, Mountain Warehouse, etc.
- ❖ A modern mid-terrace building with a most attractive brick and stone front.
- ❖ Building Energy Rating (BER): C2. BER Number: 800597114
Performance Indicator: 1025.1 kWh/m²/yr
- ❖ For further detail and appointment to view, contact the sole selling agents, Kehoe & Assoc. 053 9144393 or email sales@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

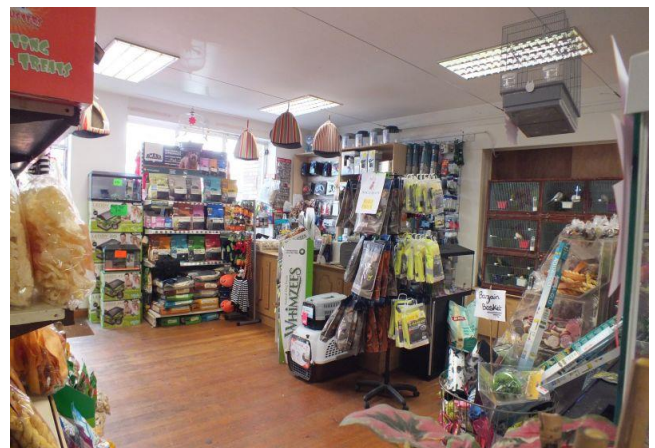
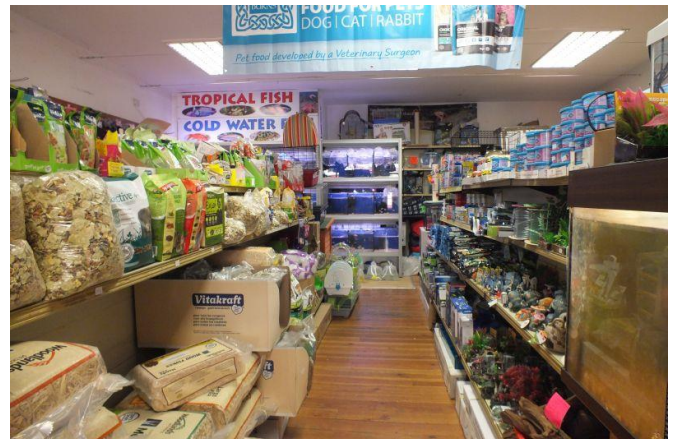
Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

LOCATION:

Situated in Wexford Town Centre, No. 94 South Main Street enjoys a very good trading position. It is located close to the junction between Bride Street and South Main Street with some prominent long established businesses and only a few minutes' walk from Stonebridge with occupiers including The Talbot Suites and TK Maxx.

Wexford is the county town with an urban population of the town and environs in the region of 25,000 people. It offers a bustling town centre, with low vacancy rates and an excellent mix of national, multi-national and indigenous retailers. It is perfectly positioned approximately 1 hour and 30 minutes' drive south of Dublin.



GENERAL:

The subject property comprises a substantial commercial building with retail at ground floor and three floors of overhead accommodation. In total the building extends to c. 270 sq.m. / 2,906 sq.ft. laid out over 4 levels. The retail area extends to 81 sq.m. / 872 sq.ft. approximately. The upper floors offer bright and modern accommodation – all presented in good order.

SERVICES:

Mains water, mains drainage, ESB.

DIRECTIONS:

In Wexford Town proceed along The Quay to Crescent Quay. Turn right up Cinema Lane and then left onto South Main Street. The subject property is on the right hand side – No. 94 South Main Street.

VIEWING:

Strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time contact Kehoe & Assoc. at 053 9144393 or email sales@kehoeproperty.com



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