

TO LET

**UNIT NO. 3, SILVERSANDS,
ROSSLARE STRAND, CO. WEXFORD**

**RENT: €8,250 p.a.
FILE NO. C266.3.CM**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- ❖ Excellent retail unit, extending to c. 30 sq.m. / 323 sq.ft. on The Strand Road in Rosslare.
- ❖ This is a fine unit, fully fitted with suspended ceilings, uPVC double glazing, timber floor and air conditioning.
- ❖ In excellent condition, with large display windows & w.c. Suitable for a variety of uses.
- ❖ Prime location adjacent to the main access point to the 'Blue Flag' beach, opposite the Centra Supermarket and only a few minutes' walk from Kelly's Resort Hotel & Sea Spa.
- ❖ The tenant will be responsible for VAT, Local Authority Rates are €1,473, management company fees (€125 per month) and the usual outgoings. It is our understanding the Management Company Fees include; refuse and building's insurance.
- ❖ Building Energy Rating (BER): C1 BER Number: 800579088
- ❖ To arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 9144393 or email sales@kehoeproperty.com.



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Kehoe & Assoc.

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