

TO LET

RETAIL UNIT AT 5 NORTH MAIN ST. WEXFORD

Rent: €28,500 p.a.

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. c432.CM



- ❖ An excellent retail unit, exceptionally well located in this portion of Wexford's North Main Street.
- ❖ Retail unit extends to c. 85 sq.m. / 915 sq.ft. with w.c. and ancillary store at first floor.
- ❖ Ready for immediate occupation with excellent lighting, flooring, ceiling and extensive display walls.
- ❖ A prime position adjoining occupiers include; McCauley's Pharmacy, Claire's Accessories, Carrig Donn, Boots, Vila, Peter Mark, DV8, etc.
- ❖ The subject retail unit enjoys a high profile position close to the junction between North Main Street & Anne Street.
- ❖ For further details and to arrange an appointment to view contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

LOCATION:

No. 5 North Main Street, Wexford is situated close to the junction between Anne Street & North Main Street, in what is the busiest portion of Wexford Town Centre. It occupies a high profile position on this pedestrianised street, with adjoining occupiers including; Boots, DV8, Peter Mark, Claire's Accessories, McCauley Pharmacy, etc.

Wexford offers a most attractive retail offering with a mix of national, multi-national and indigenous retailers. Wexford Town has a population of 20,000 people (Sources: CSO Census 2016).

**GENERAL DESCRIPTION**

The subject retail unit extends to c. 85 sq.m. / 915 sq.ft. at ground floor. In addition there is an ancillary store and w.c. at first floor level. This setting offers an exceptional opportunity for a retailer to position themselves in one of the finest pitches in Wexford Town Centre. This premises is fitted and finished to a very high standard with excellent lighting, flooring and ceiling. It is practically ready for immediate occupation.

LEASE TERMS

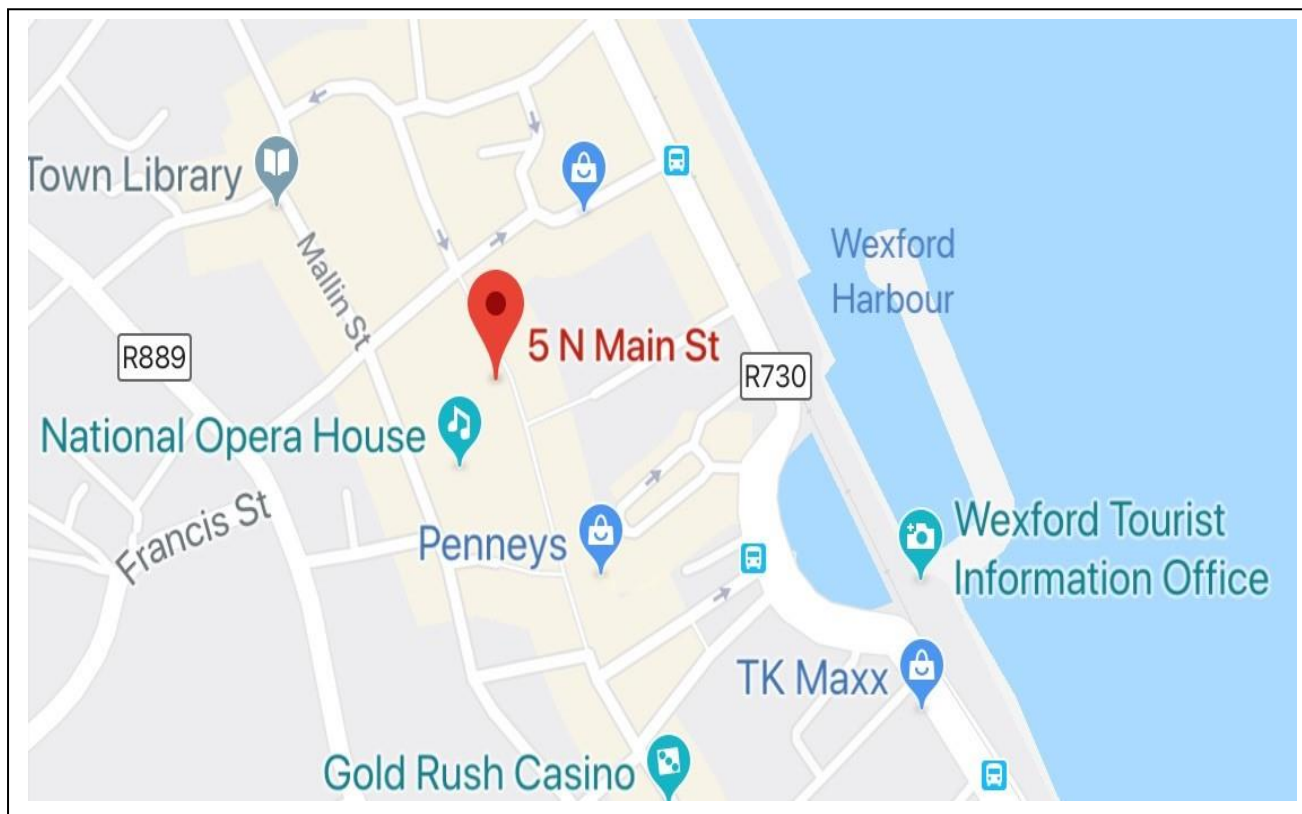
Lease terms are negotiable.

COMMERCIAL RATES

We understand the Local Authority Rates for 2020 will be €5,756. The property number is 2101549 with an NAV of 22400.



LOCATION MAP



FILE No. c432

VIEWING

**Strictly by prior appointment with the sole letting agents,
Kehoe & Assoc. 053 9144393**

Building Energy Rating (BER): C2

BER No. 800718942

Performance Indicator: 388.71 kWh/m²/yr



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& ASSOC.**

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