

TO LET

**No. 84 NORTH MAIN STREET,
WEXFORD**

Rent: €15,000 p.a. (Exclusive)

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

File No. a141.CM



- Prime retail unit extending to c. 68 sq.m. / 731 sq.ft.
- Superb location close to Shaws Department Store and The Bull Ring
- Short term lease available
- **Building Energy Rating (BER) C3**
BER No. 800391955
Performance Indicator: 1175.6 kWh/m²/yr
- Further details contact the sole letting agents, Kehoe & Assoc. at 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

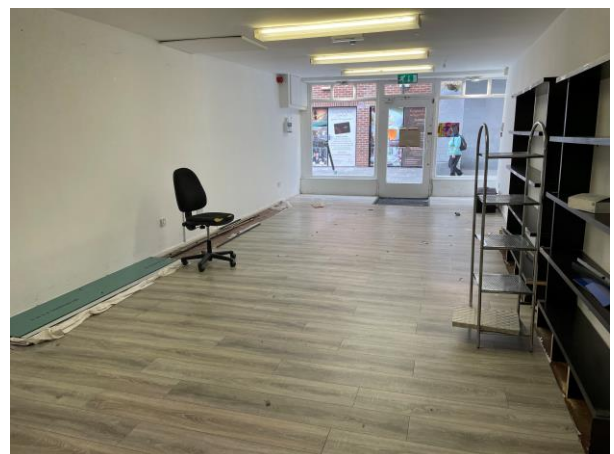
LOCATION: The unit to let comprises an excellent easily managed retail unit located on Wexford's North Main Street close to Shaws Department Store. This busy part of the Main Street links the Redmond Square Shopping Centre (Dunnes Stores) with South Main Street. Adjacent occupiers also include Clayton Whites Hotel, Vodafone, La Cuisine and Greenacres.

DESCRIPTION: The unit comprises a ground floor retail unit which extends to c. 68 sq.m./c. 731 sq.ft. of open plan retail space. There are toilet facilities, a small store and yard to the rear of the premises.

LEASE TERMS: A short lease of up to 3 years will be considered.

RENT: €15,000 per annum exclusive of rates, insurance and service charge.

LOCAL AUTHORITY RATES: The Valuation Office reference no. is 2104355. The Net Annual Valuation (NAV) of this property is €16,720. The Annual Rate on Valuation (ARV), determined by Wexford County Council, in 2021 is 0.246. Therefore the current annual rates for this premises is €4,113.



VIEWING: Strictly by prior appointment with the sole letting agents, Kehoe & Assoc. 053 9144393. Email: sales@kehoeproperty.com



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PSRA No. 002141

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.