

# FOR SALE

**No. 1 COMMERCIAL QUAY &  
No. 2 CHARLOTTE STREET, WEXFORD**

**Kehoe  
& ASSOC.**

**AUCTIONEERS & VALUERS**

**AMV: €195,000**

**File No. c853.CWM**



- Situated in Wexford town centre on Charlotte Street and Commercial Quay which is adjacent to Wexford's North Main Street, this 3-Storey commercial property holds a distinctive position facing onto Commercial Quay Wexford.
- No. 2 Charlotte Street is currently vacant and No. 1 Commercial Quay is leased producing €7,800 per annum, which extends to c. 57 sq.m / 614 sq. ft all on the ground floor.
- No. 2 Charlotte Street which extends to 152 sq.m / 1,636 sq.ft was previously in use as a Wexford T.D Constituency office and comprises of three floors. Public waiting area, reception, canteen and offices.
- To arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 9144393.



**Kehoe & Assoc.**

Commercial Quay, Wexford. Tel: 053 9144393

Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com).

Website: [www.kehoeproperty.com](http://www.kehoeproperty.com)

## NO. 1 COMMERCIAL QUAY

### ACCOMMODATION

Open Plan Entrance	6.8m x 5.6m	With timber laminated flooring.
Inner Hall	1.47m x 1.00m	Steps down to carpet flooring
Private Office	4.32m x 3.00m	With carpet flooring.
Toilet	1.83m x 1.17m	With w.c, w.h.b and carpet flooring

**Total Gross Internal Floor Area: c. 57 sq.m / c. 614 sq.ft**



## NO. 2 CHARLOTTE STREET

### ACCOMMODATION

Entrance Hall	2.89m x 2.00m	With alarm and carpet flooring. Door leading to:
Office 1	4.12m x 3.41m (Max)	With electric storage heater and carpet flooring
<b>Carpeted timber stairs to First Floor</b>		
Landing Space	2.13m x 1.3m	With large window overlooking Charlotte Street. Door leading to:
Internal Corridor	7.26m x 0.94m	With built-in storage cabinets, comms connections for telephone and electric panel heating and carpeted floor.
Office 1	3.44m x 2.90m	
Office 2	3.7m x 3.2m	With wall panel electric heaters, electrical points and carpeted flooring
Principle Office	5.6m x 3.4m	Dual window aspect with views overlooking Wexford Harbour and Wexford bridge. Telephone points, electrical points, wall panel electric heater and carpeted floor.
<b>Carpeted timber stairs to Second Floor</b>		
Landing Space	2.12m x 1.24m	Window overlooking Charlotte Street and carpeted floor. Steps up to:
Internal Corridor	7.24m x 0.93m	Carpeted, with three steps rising to further offices.
Toilet	2.88m x 0.97m	With w.c, w.h.b and lino flooring.
Canteen	2.9m x 2.3m (max)	With kitchen cabinets at floor level, counter, stainless steel kitchen sink, tiled splash back, electrical points and lino flooring. Three steps up to:
Office 5	3.68m x 3.22m	With wall panel heater, electrical points and carpeted flooring.
Office 6	5.66m x 3.34m	With built-in shelving, storage heater, telephone point, electrical points, dual aspect windows overlooking Wexford's Quay front and Wexford's bridge, carpeted flooring.

**Total Floor Area: c. 152 sq.m / c. 1,636 sq.ft**

**Total Combined Gross Internal Floor Area: c. 209 sq.m / c. 2,250 sq.ft**





**SERVICES:** Mains services, gas and alarm.

**DIRECTIONS:** Y35 WF70



**Building Energy Rating (BER): F BER No. 800175184**  
**Energy Performance Indicator: 737.5 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents  
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Sales Agent**  
**CATRIONA MURPHY**  
**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**

**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393  
**[www.kehoeproperty.com](http://www.kehoeproperty.com)**  
Email: **[sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)**



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. PRSA No. 002141

