

TO LET

**C. 69 SQ.M. RETAIL PREMISES
THE BULL RING, WEXFORD**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

Rent: €20,000 p.a. (Exclusive)

FILE NO. c935.CM



- ❖ An excellent Prime Retail Unit extending to c. 69 sq. m / 743 sq. ft.
- ❖ High profile position adjacent to The Bull Ring, North Main Street
- ❖ Frontage of c. 7m with large display window
- ❖ Ready for immediate occupation and offers an excellent opportunity to commence trading with high volumes of passing pedestrian traffic
- ❖ Flexible lease terms available.
- ❖ Local Authority Rates: €4,588
- ❖ To arrange a suitable viewing time contact the sole letting agents, Kehoe & Assoc. at 053 9144393.



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Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com

GENERAL DESCRIPTION: Formerly 'The Zipyard', 5 Common Quay Street offers superb business opportunity. Located just off Wexford Town's main thoroughfare in 'The Bull Ring' where adjacent retailers include Fat Face, Franks Place, Shaws, Joannes Café, Vodafone, Holland & Barrett etc. 5 Common Quay Street is a prime business location with high volumes of passing pedestrian traffic.

The unit is presented to the market in good condition with c. 69 sq. m. / c. 743 sq. ft. of floor space incorporating a storeroom, w.c and a suspended ceiling. There is frontage of c. 7m with large display windows.

Total Floor Area: c. 69 sq.m. / 743 sq.ft.

SERVICES: Mains water, mains electricity, mains sewerage.

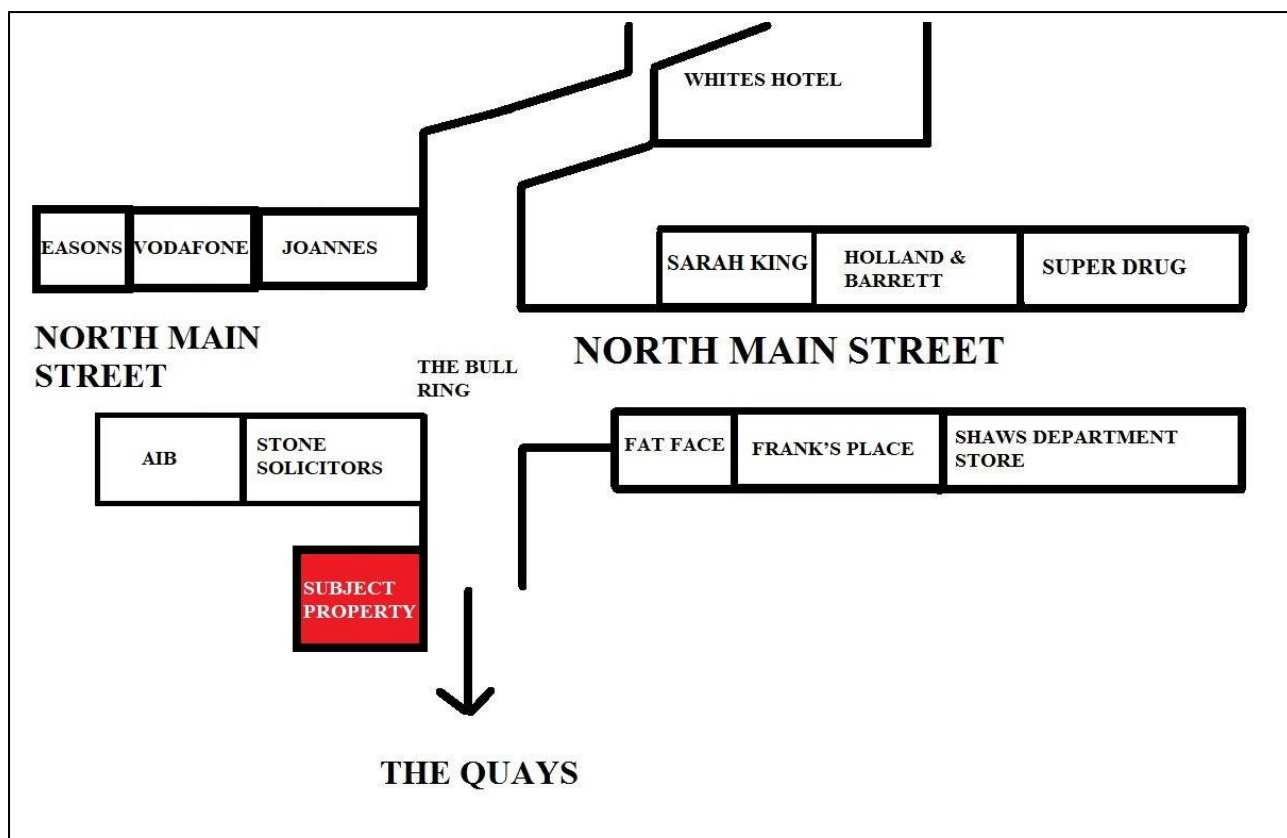


DIRECTIONS: From Wexford Quay turn up Common Quay Street at The Bank of Ireland. 5 Common Quay Street is 100m on the left-hand side.

Building Energy Rating (BER): C3

BER No. 800280463

Energy Performance Indicator: 593.23 kWh/m²/yr



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

Kehoe & Assoc.,
 Commercial Quay,
 Wexford
 053 9144393
www.kehoeproperty.com
 Email: sales@kehoeproperty.com



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