

TO LET

FORMER McCAULEY BEAUTY SALON 4-7 REDMOND SQUARE, WEXFORD

RENT: €36,000 P.A. (EXCL. VAT)

FILE NO. c890.CWM

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS



- Excellent fully fitted unit close to Dunnes Stores, McCauley Health & Beauty Pharmacy and Redmond Square
- Extending to c. 279 sq.m. / 3,003 sq.ft. with large reception with retail space, 10 therapy rooms, large relaxation room, changing facilities, staff quarters with canteen & laundry at second floor level.
- Ready for immediate occupation and offers an excellent opportunity to commence trading in this high-profile position on Redmond Square, close to Selskar & Main St.
- Adjacent occupiers include; McCauley Health & Beauty Pharmacy, Redmond Square Medical Centre, GP Family Practice, Beacon Clinic Wexford, Dunnes Stores, Iceland, Bambino's, Shaws Department Store, Greenacres, etc.
- For further detail and to arrange a suitable viewing time, contact the sole letting agents, Kehoe & Assoc. 053 9144393.



Kehoe & Assoc.

Commercial Quay, Wexford.

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DESCRIPTION

This purpose -built Beauty Salon is now for lease. Located above one of Ireland's largest pharmacy groups McCauley Pharmacy who are operating over 30 years in this landmark retail unit. The Beauty Salon is situated on the 2nd floor overlooking the Wexford Harbour, with stairs and lift access. Recently refurbished to a high specification this space offers the new tenant a turn-key opportunity.

Accommodations comprise of reception area with expansive merchandise display wall with built in storage and on the opposite wall balcony access overlooking stunning views over Wexford harbour and bridge. There are ten individual treatment rooms, all with wash hand basins and two with showers. There is a dedicated tanning room with appropriate easy wash down décor. A large changing facility with vanity stations, a shower, sauna and lockers. In the heart of the space is the centrally room suitable for pedicure stations and or a relaxation space. Behind the scenes is a storage area, a canteen and laundrette.

The beauty salon expands to a total size of c. 279sqm / 3,003 sq ft





ACCOMMODATION		
Staircase and lift access to first floor		
Entrance Hallway	4.88m x 3.37m	Glass door surround into:
Reception Area	8.50m x 5.49m	Vinyl flooring with wall bank of storage space, marble reception counter and sale display shelving. Telephone, electrical points, further storage space Door access to balcony overlooking Wexford Bay
Storage space	1.49m x 1.00m	Shelving
Corridor	7.11m x 2.41m (max)	Tiled flooring with gold curved-lined wall leading to:
Treatment Room 1	3.96m x 3.06m	Vinyl flooring, wash hand basin and undercounter storage space, marble top with marble splashback, mirrors and dropdown lights. Dimmer lighting. Enclosed shower stall with pressure power shower.
Treatment Room 2	3.50m x 2.85m	Vinyl flooring, wash hand basin and undercounter storage space, marble top with marble splashback. Separate counter space with storage underneath. Electrical points and electrical points in floor. Dimmer lighting
Treatment Room 3	3.48m x 3.29m	Vinyl flooring, wash hand basin over marble top, marble splashback and storage underneath. Dimmer lighting. Enclosed shower stall with pressure power shower.
Treatment Room 4	4.70m x 2.30m	Vinyl flooring, wooden window shutters. Wash hand basin with marble countertop and marble splashback, storage underneath, mirror and dropdown lights. Ample plug points and electric plug socket in the centre of the floor. Dimmer lighting.





Treatment Room 5	3.15m x 3.00m	Vinyl flooring, wooden window shutters. Wash hand basin with marble countertop and marble splashback, storage underneath, mirror and dropdown lights. Ample plug points and electric plug socket in the centre of the floor. Dimmer lighting
Treatment Room 6	3.16m x 2.69m	Vinyl flooring, wooden window shutters. Wash hand basin with marble countertop and marble splashback, storage underneath, mirror and dropdown lights. Ample plug points and electric plug socket in the centre of the floor. Dimmer lighting.
Treatment Room 7	3.22m x 2.32m	Vinyl flooring, wooden window shutters. Wash hand basin with marble countertop and marble splashback, storage underneath, mirror and dropdown lights. Ample plug points and electric plug socket in the centre of the floor. Dimmer lighting
Corridor	13.22m x 2.00m	
Treatment Room 8	3.35m x 2.27m	Vinyl flooring, wooden window shutters. Wash hand basin with marble countertop and marble splashback, storage underneath, mirror and dropdown lights. Ample plug points and electric plug socket in the centre of the floor. Dimmer lighting
Treatment Room 9	3.59m x 2.35m	Vinyl flooring, wooden window shutters. Wash hand basin with marble countertop and marble splashback, storage underneath, mirror and dropdown lights. Ample plug points and electric plug socket in the centre of the floor. Dimmer lighting
Toilets	2.15m x 1.19m	Tiled flooring, half-wall surround, w.h.b., w.c., hand dryer, tiled wall surround with ornate
Treatment Room 10/Tanning Room	2.59m x 2.48m	Vinyl flooring
Changing Rooms	6.53m x 2.84m	Tiled flooring, three-quarter tiled wall surround, two vanity stations, w.c. space, shower space.
Hallway (1)	7.95m x 1.26m	Leading to staff quarters hallway
Hallway (2)	4.25m x 1.25m	Kitchenette, laundrette and private space
Storage Room	3.20m x 2.30m	Tiled flooring, half-tiled wall surround, storage rack
Each Treatment Room – has a dedicated sound system, centrally operated and individually volume controlled.		
Gross Internal Floor Area (GIF): c. 279 sq.m / 3,003 sq ft		



SERVICES: Mains Water, Mains Electricity, Mains Drainage, Broadband.

RENT: The property is available for letting at a quoting rent of €36,000 per annum (excl. of VAT), including service charges for the second floor. The lessee will be responsible for any VAT, local authority rates, utilities and usual outgoings.

Building Energy Rating (BER): C2 BER No. 800835191
Energy Performance Indicator: 1119.34 kWh/m²/yr

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

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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

