

TO LET

**GROUND FLOOR RETAIL UNIT,
99-103 NORTH MAIN STREET, WEXFORD
RENT: €50,000 PER ANNUM (EXCLUSIVE)**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

FILE NO. d746.BK



Key Details

- ❖ High profile ground floor retail unit with extensive display windows and street frontage to North Main Street.
- ❖ Formerly 'Ulster Bank', the ground floor accommodation extends to c. 222.51 sq.m. / c. 2,395.1 sq.ft.
- ❖ Exceptional opportunity in the heart of Wexford town's pedestrianised thoroughfare.
- ❖ Ready for immediate occupation, suitable for a wide range of businesses.
- ❖ Adjoining occupiers include Shaws Department Store, The Crown Quarter, Superdrug, 'Frank's Place', EBS, Fat Face, etc.
- ❖ For further details contact the sole letting agents, Kehoe & Assoc. at 053 9144393 or email info@kehoeproperty.com



Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com



LOCATION:

The subject premises occupies a high-profile position on Wexford's pedestrianised North Main Street. Located directly opposite the intersection between North Main Street and Charlotte Street, this area sees high volumes of pedestrian traffic providing an important link between Selskar / Redmond Square / Sam McCauley's and the Bull Ring / Shaws. This exceptional location presents a unique business opportunity to potential occupiers. Wexford is a bustling provincial town with a wide range of international, national and indigenous retailers.



DESCRIPTION:

Kehoe & Associates are delighted to present this high-profile ground floor retail unit to the market. Formerly 'Ulster Bank', the ground floor accommodation extends to c. 222.51 sq.m. / c. 2,395.1 sq.ft. comprising a reception area, cash desk, 4 offices, open plan office space, 2 vault rooms and a storage room. At first floor level there are ladies & gents wc and kitchen facilities. The unit has extensive street frontage and display windows offering an exceptional opportunity to a wide range of businesses. The premises is presented in good condition throughout and is ready for immediate occupation.



EMPRESS	SI JOLIE	SUPERDRUG	EBS	SUBJECT PROPERTY
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SOUTH MAIN STREET, WEXFORD

FAT FACE	FRANKS PLACE	AVA BOUTIQUE	SHAWS	ESSEE BOUTIQUE
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ACCOMMODATION:

<i>Ground Floor</i>	
Entrance Lobby	2.38m x 2.33m
Reception	10.38m x 5.31m
	7.72m x 2.54m
Storage Room 1	3.78m x 2.64m
Office 1	4.91m x 3.10m
Office 2	3.63m x 3.18m
Office 3	3.60m x 2.39m
Office 4	3.62m x 2.10m
Open Plan Office	7.14 x 1.01m
Storage Room 2	4.16m x 1.78m
Storage Room 3	5.55m x 3.62m
Total Ground Floor Area: c. 222.51 sq. m. / 2,395.1 sq	

FEATURES:

- ❖ Prime town centre location
- ❖ Pedestrianised thoroughfare
- ❖ Extensive frontage to North Main Street
- ❖ High volumes of pedestrian footfall
- ❖ Ready for immediate occupancy
- ❖ Small rear yard

LOCAL AUTHORITY RATES:

Local authority rates. Valuation office reference number 2104371. Net annual Valuation (NAV) of the ground floor of this property is €28487.60. The annual rate of valuation (ARV) determined by Wexford County Council in 2025 is 0.253. Therefore, the current annual rate on this premises is €7,207.36.

DIRECTIONS:

In Wexford town centre, from The Bull Ring, proceed down the pedestrianised North Main Street passing Shaws Department Store on your right-hand side. The subject property is on the left-hand side opposite the intersection with between North Main Street and Charlotte Street, adjacent to the post office ('To Let' board). **Eircode:** Y35 YX53

Building Energy Rating (BER): E2 BER No. 800899890

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

Email: bobby@kehoeproperty.com

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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. PRA No. 002141