

PRIME INVESTMENT - FOR SALE

For Sale by Private Treaty

THE BEST RETAIL PITCH IN WEXFORD TOWN

AMV: €495,000



Commercial Investment Property

**No. 7 South Main Street,
Wexford
(Tenants not affected)**



**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

LOCATION:

- Superb, absolutely prime , three storey over-basement commercial property
- High Profile position in Wexford Town.
- Fully-let currently yielding €40,500 per annum.
- Ground Floor extends to 124 sq. m. / 1,335 sq. ft. Basement of similar size with excellent head-room (Permission granted to extend to the rear)
- Exceptional opportunity to acquire this high profile commercial investment located in the busiest portion of Wexford Town Centre
- Rear Pedestrian access from car park
- Adjoining occupiers include National, International and many Indigenous Retailers including Penneys, DV8, Claire's, Eir, Shoe Zone, Sam McCauley's etc.

DESCRIPTION:

The subject property comprises a mid-terrace, three storey building over basement, with retail unit at ground floor. There is separate access from Main St. to the upper floors, currently occupied by Beauticians. It is a high profile position, with high volumes of footfall. Fully let. (Tenants not affected).



ACCOMMODATION:

GROUND FLOOR

Retail Area – c. 124 sq.m. / 1,335 sq.ft.

Basement – c. 124 sq.m. / 1,335 sq.ft. – with two staff toilets and headroom in this area of c. 8 ft. but headroom in the remainder is c. 14 ft. with obvious potential.

Direct access from the basement to the rear yard in which the planning permission has been granted for the two storey extension and from there there is a pedestrian right of way to the substantial car park to the rear.

Separate Entrance to Upper floors - c. 93 sq.m / c. 1,000 sq.ft.

FIRST FLOOR

Landing Area leads to:

Room 1 – c. 315 sq.ft. – with fireplace.

Room 2 – c. 145 sq.ft.

SECOND FLOOR

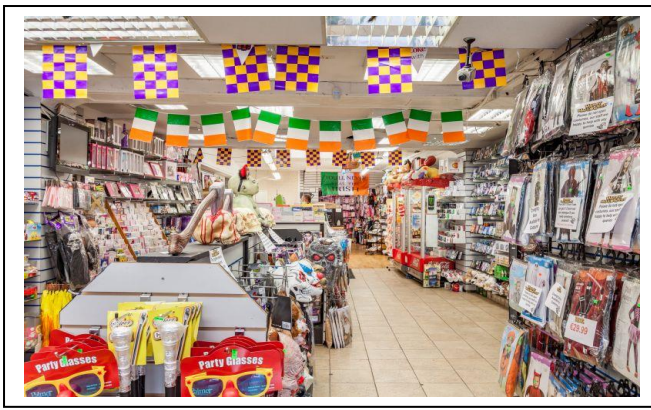
Room 1 – c. 242 sq.ft.

Room 2 – c. 133 sq.ft.

Room 3 – c. 106 sq.ft.

Bathroom with bath, w.h.b. and w.c.

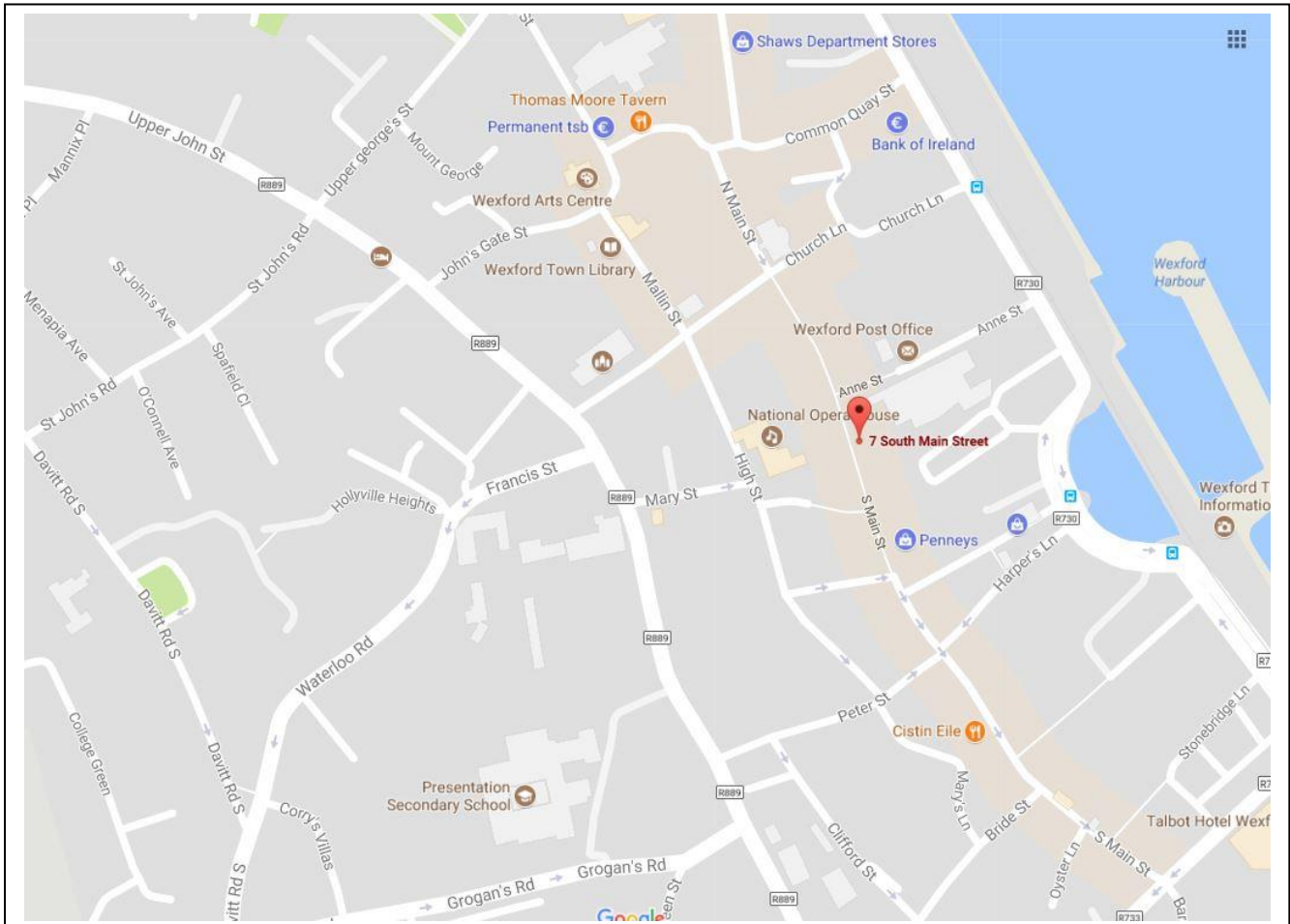


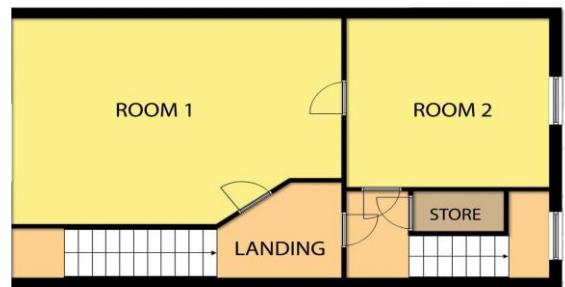


FLOOR	FLOOR AREA	LEASE TERM	RENT ROLL
GROUND FLOOR RETAIL UNIT (INC. BASEMENT)	124 sq. m.	10 year lease from December, 2011	€34,500 p.a. (To be reviewed – 1 st April, 2017)
FIRST FLOOR & SECOND FLOOR	935 sq.m.	Expired	€6,000 p.a.
TOTAL	c. 341 sq.m. / c. 3,670 sq.ft.		€40,500 p.a.

RATEABLE VALUATION: The current R.V. of the property is €84.00.

LEGAL: Ensor O'Connor & Co., Solicitors, 'Melrose', Westgate, Wexford





BER: D2
BER No. 800084196
Performance Indicator: 895.14 kWh/m²/yr



File No. 5989

VIEWING:

Strictly by prior appointment with the sole selling 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

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



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