



TO LET PRIME RETAIL OPPORTUNITY ON WEXFORD'S STRONGEST SHOPPING STREET





WHY WEXFORD

Unlike many major towns in Ireland, Wexford has retained a vibrant and bustling Main Street, thanks in part to the absence of a large-scale shopping centre drawing footfall away from the town centre. This has resulted in impressively low vacancy rates—particularly on the Main Street.

The Main Street benefits from strong anchor tenants, including leading national and international brands such as Penneys, JD Sports, Boots, Rituals and Mountain Warehouse.

Their presence has created a dynamic retail environment that continues to attract other premium fashion and lifestyle retailers such as Seasalt Cornwall, Selected, Lifestyle Sports, and DV8.

These brands help drive consistently high pedestrian and vehicular traffic, further supported by convenient access to nearby parking facilities at Paul Quay, Stonebridge multi-storey, and South Main Street car parks.



9%

Population
increase



163,919

Wexford
population



9%

increase
in supply of
housing

About based on Census
comparison 2016 to 2022





THE PROPERTY

This is a rare opportunity to acquire a substantial retail premises in the heart of Wexford's main retail district.

The property comprises approximately **11,151 sq. ft.** of accommodation across **three floors**, a floorplate size that is uncommon on the main streets of Irish towns.

KEY FEATURES



Exceptionally large and versatile floorplate



High-quality fit-out retained from previous occupier, New Look



Lift access serving all levels



Large Back of House including staff room, toilets and kitchen





LOCAL OCCUPIERS INCLUDE

PENNEYS

eason



peter mark



SHAW'S
DEPARTMENT STORES



A VIBRANT TOWN



The property occupies a prime position on Wexford's main shopping thoroughfare. It benefits from strong footfall and a vibrant retail mix, with nearby occupiers including Lifestyle Sports, Pamela Scott, and Holland & Barrett.

ACCESSIBILITY



Located close to Euro Car Park and SuperValu Car Park, offering convenient customer parking.



Rear service yard with access to Anne Street, enhancing delivery and operational efficiency.



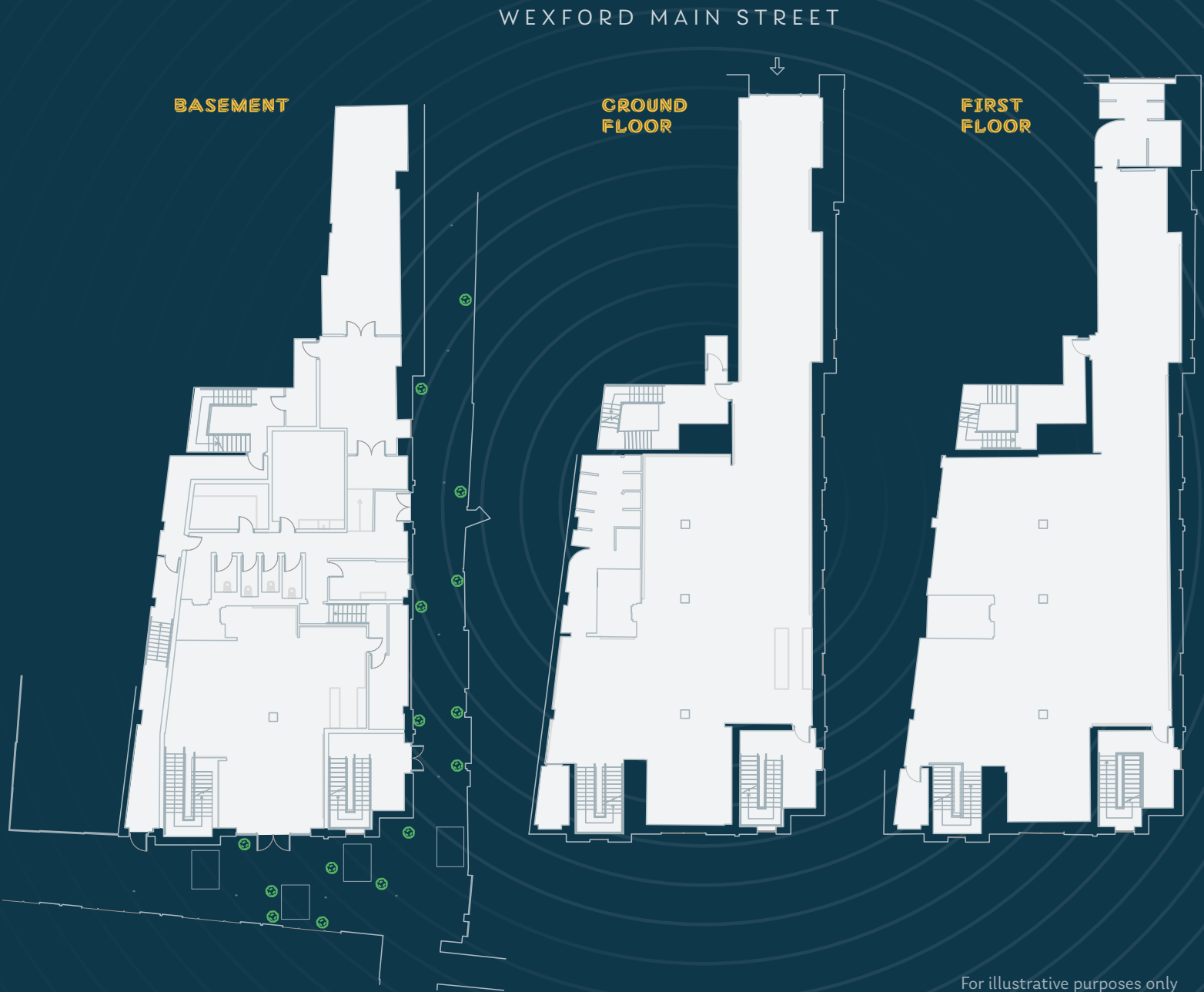


FLOOR PLANS

UNIQUELY LARGE FLOORPLATE
IN PIVOTAL LOCATION ON
WEXFORD'S MAIN STREET.

SCHEDULE OF ACCOMMODATION

FLOOR	SQ. FT
Basement - Storage	2,709
Ground Floor - Retail	4,204
First Floor - Retail & Storage	4,238
TOTAL	11,151



For illustrative purposes only



FURTHER INFORMATION

LEASE

New lease available on modern terms.

RENT

On application.

BER



RATES

We believe the rates payable to be €26,969.

SOLE AGENTS

Viewing strictly by appointment only.

AGENT



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