



UNIT 92B, MAIN STREET, GOREY, CO. WEXFORD

Ref: 8003

BER C2

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PRIME GROUND FLOOR RETAIL UNIT FOR LEASE

LOCATION & DESCRIPTION:

This prime ground floor retail unit commands a prominent and high-profile position along Gorey's Main Street, a thriving and busy thoroughfare with commercial and retail premises commanding premium rents, plus benefiting from enormous footfall. All amenities are available within walking distance, as in shops, supermarkets, primary and secondary schools, restaurants, bars, hotels, medical centres and excellent daily commuter services by bus and train. Gorey is one of the regions most noted towns and offers excellent business opportunities for someone looking to set up and take advantage of all the benefits the town has to offer.

The unit, which extends to c. 1025sq.ft., would be suitable for many uses and briefly comprises of a large shop floor, comms room, staff/storage area and W.C. to the rear. The unit also benefits from a large display window, an interior floor to ceiling height of approximately 2.8 meters and features that include air conditioning, laminate flooring, suspended ceiling and recessed lighting. Accommodation is as follows:

Shop floor: 4.0m x 6.4m and 5.6m x 1.0m
Comms room: 1.2m x 1.1m. with CAT 5e Cables
Staff Area: 5.4 x 2.7 to include kitchenette and WC
Rates: Approx. €6,500 per annum.

Services: All Mains Services

BER DETAILS:

BER: C2

BER No. 800508483

Energy Performance Indicator: 639.3 kWh/m²/yr

Prime retail units on Gorey's main street rarely become available so this is an opportunity not to be missed. To avoid disappointment, early viewing is recommended and by appointment only.

Rent: €30,000 per annum (Excl. of VAT)

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