



TO LET - BY WAY OF ASSIGNMENT

**55 HIGH ST, WATERFORD CITY,  
CO. WATERFORD**

RETAIL OPPORTUNITY



## LOCATION

The property is located at the junction of High Street, Conduit Lane and Arundel Square in a prime location directly opposite City Square Shopping Centre, which is one of the main thoroughfares of the city centre.

Surrounding occupiers include An Post, River Island, Starbucks, Dunnes Stores and Specsavers.

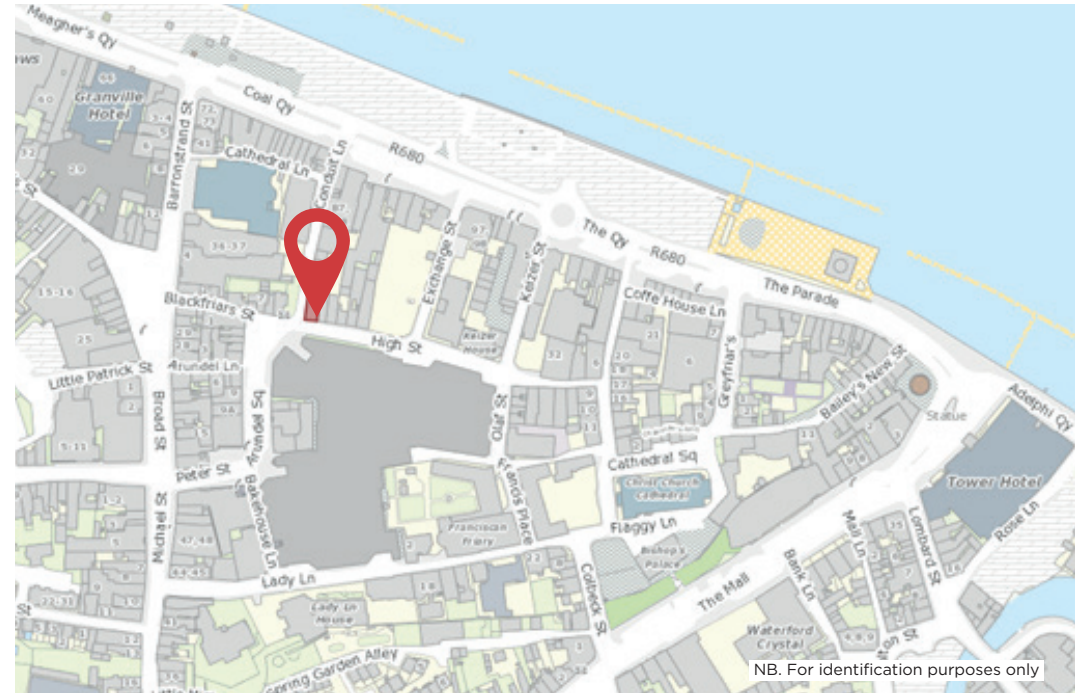
The city is situated at the head of Waterford Harbour. It is the oldest and the fifth most populous city in Ireland and is known for Waterford crystal.

## DESCRIPTION

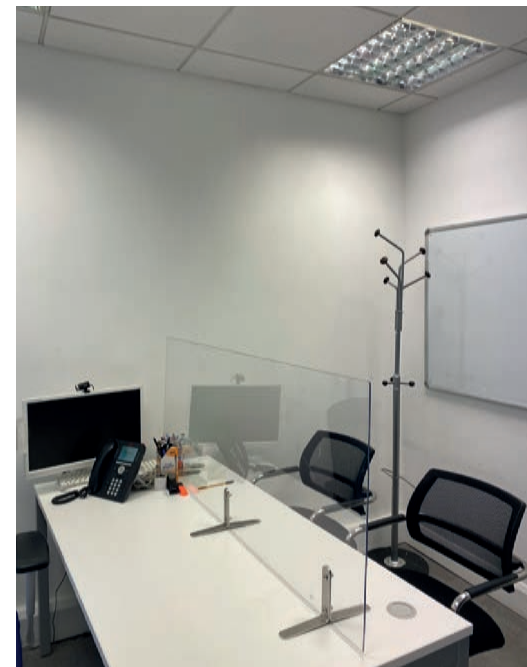
The subject property comprises of a three storey retail/office building with dual ground floor frontage. The entire property extends to approximately 162 sq.m. (1,745 sq.ft.). The property is suitable to a variety of other uses, subject to the necessary planning permission.

The unit is currently arranged to provide an open plan waiting customer and reception area on the ground floor. To the side are 2 glazed meeting rooms, a soft seating area, a manager's office and staff facilities. The upper floors provide for staff offices, comms room and kitchen facilities.

Specification includes, plastered and painted walls, power and data cabling, air conditioning, recessed and fluorescent lighting, and glazed cellular offices.







## LOCAL AUTHORITY RATES

Refer to agent.

## BER



BER Number: 800177065

BER Advisory: 888.16 kWh/m<sup>2</sup>/yr1.94

## QUOTING RENT

€40,000 per annum.

## LEASE TERMS

Lease Commencement Approx.	26/03/2015
Term	10 years
Lease Expiry	25/03/2025
Repairs	IRI
Annual Rent	€40,000
Floor Area Approx.	1,745 sq.ft. NIA

## VIEWING

All viewings are strictly by appointment through the sole letting agent.

## AGENT DETAILS

**For further information please contact:**

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