



TO LET - BY WAY OF ASSIGNMENT

**GROUND FLOOR,
124 EYRE SQUARE, GALWAY, CO. GALWAY**

RETAIL OPPORTUNITY



LOCATION

This high-profile ground floor unit has excellent frontage onto Victoria Street and Eyre Square in the heart of Galway City Centre. It is part of the Eyre Square Shopping Centre and enjoys a high volume of passing footfall.

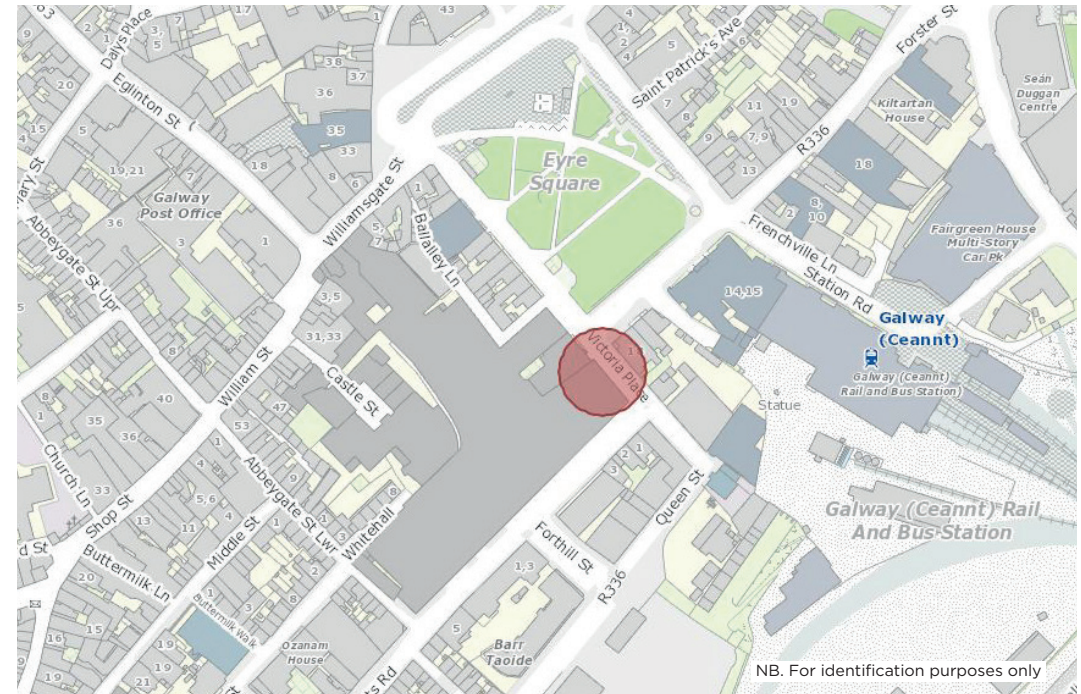
The primary retail core of William Street, Shop Street and Edward Square Shopping Centre are all less than two minutes' walk from the property. Galway City Centre is the premier retail destination of the West of Ireland.

DESCRIPTION

The subject property comprises of a ground floor retail/office unit of a four-storey building which forms part of the Eyre Square Shopping centre. The entire property extends to approximately 187 sq.m. (2,015 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 as you enter the property. To the rear are 5 glazed meeting rooms, a soft seating area, a manager's office and staff facilities.

Specification includes, plastered and painted walls, power and data cabling, glazed cellular offices and carpet covering.



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LOCAL AUTHORITY RATES

Refer to agent.

BER



BER Number: 800056277

BER Advisory: 1243.57 kWh/m²/yr. 1.95

QUOTING RENT

€77,500 per annum.

LEASE TERMS

Lease Commencement Approx.	01/11/2016
Term	10 years
Lease Expiry	31/10/2026
Repairs	IRI
Annual Rent	€77,500
Floor Area Approx.	2,015 sq.ft. NIA

VIEWING

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

AGENT DETAILS

For further information please contact:

Brian Kelly MRICS MSCSI

Associate Director

M: +353 (0) 87 337 4933

E: brian.kelly @qre.ie

David O'Malley MRICS MSCSI

Director

M: +353 (0) 86 857 9209

E: david.omalley@qre.ie

qre.ie



PSRA Registration No. 003587

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