

TO LET

POWER  
PROPERTY

Limerick | Galway | Athlone

# Unit 10 (Ground Fl./Level 2) Corbett Court Shopping Centre, Williamsgate Street Galway H91 YK6W

RETAIL



BER C1

## 56.85 Sq. M. (612 Sq. Ft.)

- High Profile retail unit occupying a prime position on Williamsgate Street.
- Excellent street frontage onto Williamsgate Street which is one of Galway's busiest shopping streets.
- Located on a busy Mall within one of Galway City's Prime Shopping Centres.
- Excellent trading position with nearby occupiers including; Carraig Donn, Brown Thomas, Penny's, Dunne's Stores and New Look.



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## TO LET

## LOCATION

Galway is the capital city of the West of Ireland, with a population of 79,934 (Census 2016). Galway is one of the most popular tourist destinations in Ireland, attracting in excess of 2.5 million visitors annually with a number of high-profile events taking place in the City each year such as The Galway Races, The Galway Arts Festival, The Galway International Oyster Festival and the upcoming Galway 2020. The City has a large student population of 22,500 with NUI Galway and GMIT being the two key third level facilities in the City.

The subject unit is well located at the entrance to the Corbett Court Shopping Centre, one of Galway City's most established Shopping locations. The unit boasts high levels of footfall and dual frontage onto the main shopping mall and Williamsgate Street. Williamsgate Street is the main arterial route linking Shop Street and Eyre Square.

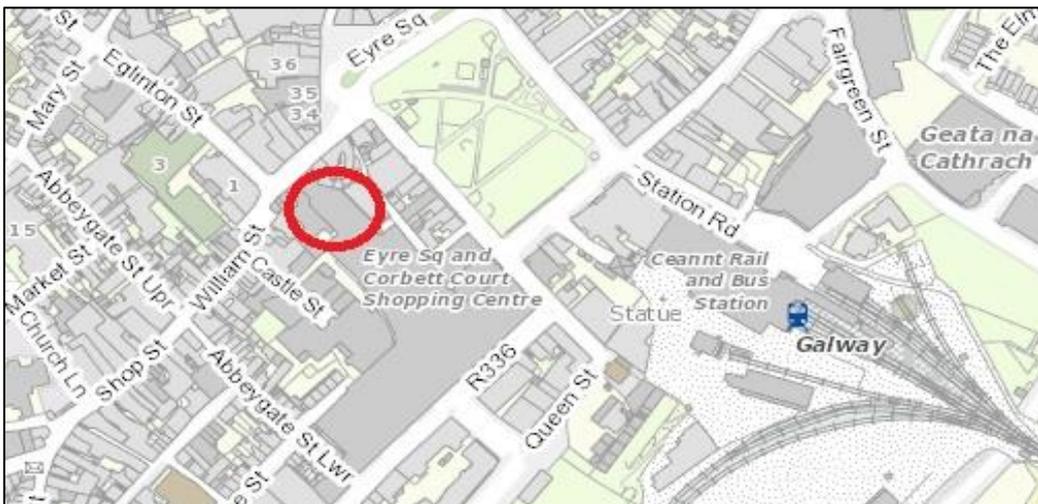
Corbett Court Shopping Centre is connected to the Eyre Square Centre and Edwards' Square which is home to high quality retailers such as; Dunnes Stores, Penny's, New Look and Diesel. Other neighbouring occupiers include; Brown Thomas, Hanley & Co. Menswear and Fallers Jewellers.

## DESCRIPTION

Unit 10 comprises a prime retail premises with extensive shop front. The property extends to approximately 56.85 sq. m. and is suitable for a variety of retail uses. The unit is currently fitted out and was previously occupied by Fallers Sweater Centre.

The unit is largely rectangular in configuration and boasts extensive frontage onto the shopping mall as well as a large, (c.3.2 metre wide) glazed window onto Williamsgate Street. Unit 10 is well finished with traditional painted timber shop front incorporating large glazed panels fronting onto the mall. Internally the unit is fitted with suspended ceilings, integrated spot lighting, air handling unit, painted stud walls and timber flooring.

There is a multi-storey car park servicing the scheme, providing access to in excess of 450 spaces.



## LEASE

Flexible Lease Terms Available.

## BER RATING

**BER C1**

BER No: 800774697

Energy Performance Indicator:  
5005.17 kWh/m<sup>2</sup>/yr

## QUOTING RENT

€65,000 per annum

## RATEABLE VALUATION

€10,269.88 per annum

## SERVICE CHARGES

€17,795.93 per annum

## VIEWING

Strictly by appointment with the sole agents Power Property

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