



Unit 29
Mulvoy Business Park
Sean Mulvoy Road
Galway
H91 DR77

- **Investment Opportunity - Let on a 10-year FRI Lease from July 2025 with Passing Rent of €35,000 per annum**
- **Ground Floor Commercial / Retail Unit extending to c. 2,286 sq. ft. (212.4 sq. m)**
- **Strategically positioned 400m from the N6 and Headford Roads and 2km for Galway City Centre**

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For Sale

Investment Sale



Description

- Modern ground floor mid-terrace / corner retail unit comprising open-plan retail accommodation with office with storage & ancillary areas.
- Finished to a high standard, benefiting from suspended ceilings, LED lighting, carpet floor finishes & generous communal car parking.

Lease

- Term: 10-year Lease Term
- Commencement Date: July 2025
- Passing rent: €35,000 per annum.

Tenant:

Sally Beauty (www.sallybeauty.co.uk), a division of Sally Beauty Holdings and part of the world's largest distributor of professional hair and beauty supplies.

Location

- Galway is the commercial capital of the West of Ireland and a major centre for business, education & tourism, with excellent connectivity via the M6 motorway, Galway Port and the national road network.
- The property is situated in Sean Mulvoy Business Park, a well-established commercial & retail centre in Galway's principal business district, 2 km east of the city centre & 400 m from the N6 / M6 motorway.
- Surrounding occupiers include FBD Insurance, Galway Plastic Surgery & Swuite Hotel, together with a range of established office, retail & service-based businesses.



Accommodation Schedule

Retail	1,931 sq.ft (179.44 sq.m)
Office	144.5 sq.ft (13.42 sq. m)
Ancillary	210 sq.ft (19.5 sq.m)
Total	2,285.5 sq.ft (212.36 sq.m)

Ratable Valuation

€27,900

Quoting Price

On Application

Service Charge

TBC



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