



## No. 40 – 42 Arundel Square, Waterford.

**To Let**

**€50,000 P.A.**

### **Substantial Prime Retail Premises**

- ❖ Approximate floor area c.300 sq.m. in total with three levels of retail display, ancillary stores, office and administration accommodation.
- ❖ Ideally located in Arundel Square in Waterford City Centre adjoining City Square Shopping Centre.
- ❖ Situated adjoining the River Island store at the High Street entrance to city Square Shopping Centre and the new extension to City Square at the Peter Street entrances.



PSRA Licence Number: 004069



**DNG**

**REID & COPPINGER**

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## DESCRIPTION

The property comprises a three storey retail premises with excellent frontage onto Arundel Square in Waterford. Internally the unit has been designed on a split level arrangement with three levels of retail display, ancillary stores, office and administration accommodation. The entire measures approximately c. 300 sq.m. with c. 118 sq.m. (c. 1,270 sq.ft.) of retail space at ground floor level.

## LOCATION

The property is located in a prominent position in Arundel Square in Waterford City Centre and adjoins the River Island Store at the Blackfriars/ High Street entrance to City Square Shopping Centre. City Square is Waterford City's largest shopping centre with tenants including Debenhams, Dunnes Stores, Peter Mark, Game Stop, Tui Holiday Store, Golden Discs and Mulligans Pharmacy to name but a few

**ASKING PRICE €50,000 PA**

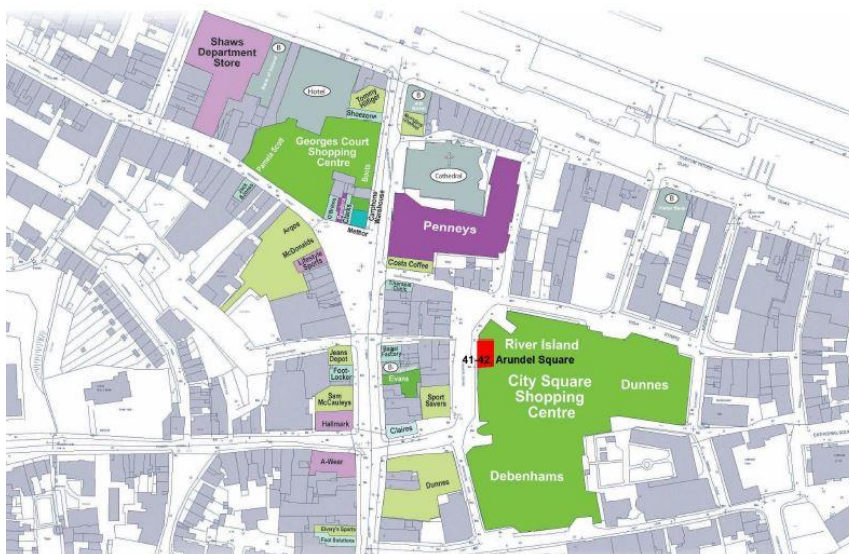
## BER DETAILS

BER Rating: B3

BER Number: 800401218

Energy Rating Indicator: 567.25 kWh/m.sq./yr0.86

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG REID & COPPINGER ON 051852233**



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Ground Floor Total Area : 135.4m<sup>2</sup>

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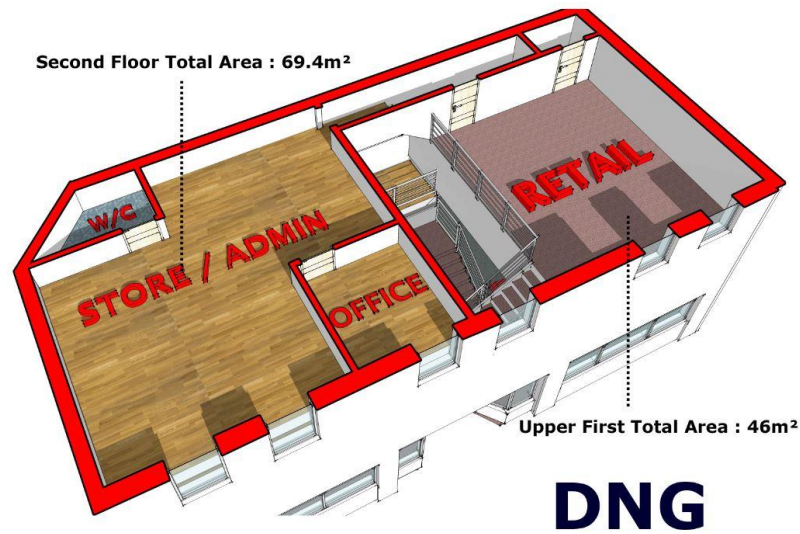
First Floor Total Area : 72m<sup>2</sup>



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