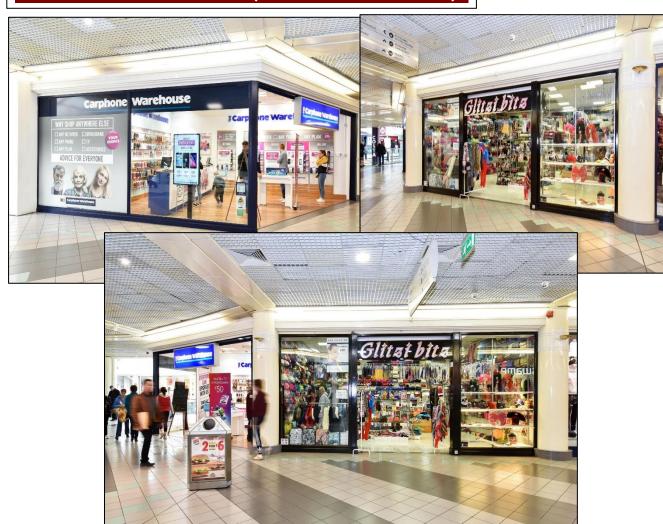
INVESTMENT

Unit 206A & 206B Eyre Square Centre Galway



FOR SALE BY PRIVATE TREATY (TENANTS NOT AFFECTED)



Prime Retail investment in Galway's Premier Shopping Centre anchored by Penneys, Dunnes Stores and New Look.

2 retail investments currently producing a total rental income of €108,387 per annum.

Fully occupied investments occupied by Carphone Warehouse and Glitzi Bitz.

tel: +353 91 567 331

www.ppg.ie

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 with NUI Galway and GMIT being the two key third level facilities in the City.

Eyre Square Centre is Galway City's premier Shopping Centre anchored by Dunnes Stores, Penney's and New Look. The Centre benefits from a multi-storey car park which provides parking for over 450 cars.

Eyre Square Centre has recently been extended to provide a new feature entrance directly onto Eyre Square. And the properties being offered for sale are strategically positioned to benefit from this improvement, being on the prime retail pitch within Eyre Square Centre.

206A and 206B are situated in a prime position in Eyre Square Centre which is underpinned by the properties neighbouring occupiers which include; Dunnes Stores, Penney's, Vera Moda, Jack & Jones and Diesel.

ACCOMMODATION

Description:	Tenant	Area (sq. metres)	Area (sq. feet)
Unit 206A	Trinklet Accessories Ltd.	65.00	700
Unit 206B	Carphone Warehouse Ltd.	40.80	439
Total:		105.80	1,139

Note: the floor areas above are approximate any intending purchasers should satisfy themselves with regard to the correctness of same as part of their own Due Diligence

TENANCY INFORMATION:

Unit	Tenant	Lease Term	Rent Review	Current Rent
206A	Trinklet	10 FRI year Lease	Details on	€50,000 per annum exc.
	Accessories	from	Application	
	Limited	01/04/2012		
206B	The Carphone	35 year FRI Lease from	5 yearly open	€58,387 per annum exc.
	Warehouse Limited	1/12/1993	market upward	
			only Review	
			TOTAL RENT	€108,387 per annum

TITLE

We understand the property is held Long Leasehold.

BUILDING ENERGY RATING

Unit	BER	BER No.	Energy performance Indicator
Unit 206A	BER C1	800091951	929.67 kWh/m²/yr
Unit 206B	BER C3	800660052	1,007.33 kWh/m²/yr

VENDOR'S SOLICITOR

Ms. Nuala Ford, Messrs. Ford & Associates Augustine Court, St. Augustine Street, Galway Tel: 091-549399

GUIDE PRICE

On Application to Selling Agents

VIEWING

Strictly by appointment with the sole selling agents Power Property.

CONTACT

Claire Moran tel: +353 91 567 331 email: claire@ppg.ie PSR: 001297 - 005825 Patrick Seymour tel: +353 91 567 331 email: patrick@ppg.ie PSR: 001297 - 001333





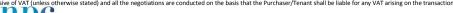
These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation, we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will ducted through this firm

er Property and the Vendor/Lessor give notice that:

These particulars do not constitute any part of an offer or a contract.

National Property Consultants Partnership

- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
- The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant.
- Neither the Vendor/Lessor nor Power & Associates nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction







PSRA Licence No: 001297

Commercial & Residential Property Consultants • Estate Agents • Chartered Valuation Surveyors

Galway: 16A Sandyford Business Centre, Bohermore, Co. Galway tel: +353 91 567 331 • email: galway@ppg.ie

Limerick: 51 O'Connell Street, Limerick V94 HPH9

tel:+353 61 318 770

email: limerick@ppg.ie Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37 w567 🌞 tel: +353 90 648 9000 💌 email: athlone@ppg.ie