

## INVESTMENT

Unit 206A & 206B  
Eyre Square Centre  
Galway

**POWER**  
**PROPERTY**

**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](http://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
<b>Total:</b>		<b>105.80</b>	<b>1,139</b>

*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 Accessories Limited	10 FRI year Lease from 01/04/2012	Details on Application	€50,000 per annum exc.
206B	The Carphone Warehouse Limited	35 year FRI Lease from 1/12/1993	5 yearly open market upward only Review	€58,387 per annum exc.
			<b>TOTAL RENT</b>	<b>€108,387 per annum</b>

## TITLE

We understand the property is held Long Leasehold.

## BUILDING ENERGY RATING

Unit	BER	BER No.	Energy performance Indicator
Unit 206A	<b>BER C1</b>	800091951	929.67 kWh/m <sup>2</sup> /yr
Unit 206B	<b>BER C3</b>	800660052	1,007.33 kWh/m <sup>2</sup> /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  
Patrick Seymour tel: +353 91 567 331

email: [claire@ppg.ie](mailto:claire@ppg.ie)  
email: [patrick@ppg.ie](mailto:patrick@ppg.ie)

PSR: 001297 - 005825  
PSR: 001297 - 001333



### Disclaimer Policy:

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 be conducted through this firm.

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- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
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Consultants Partnership

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Galway: 16A Sandyford Business Centre, Bohermore, Co. Galway

• tel: +353 91 567 331 • email: [galway@ppg.ie](mailto:galway@ppg.ie)

Limerick: 51 O'Connell Street, Limerick V94 HPH9 • tel: +353 61 318 770 • email: [limerick@ppg.ie](mailto:limerick@ppg.ie)

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37 w567 • tel: +353 90 648 9000 • email: [athlone@ppg.ie](mailto:athlone@ppg.ie)