

To LET | 4 Cross Street, Lower, Galway H91 RX00

POWER
PROPERTY

Limerick | Galway | Athlone

4 Cross Street Lower, Galway, H91RX00

RETAIL



53.42 Sq. M. (575 Sq. Ft.)

- City Centre ground floor retail unit with attractive 5m shop frontage.
- High profile location just off Quay Street in the heart of the Latin Quarter in Galway City.
- Ground Floor extending to 53.42 sq. m. (575 sq. ft.) with ancillary storage space at first floor 18.58 sq. m. (200 sq. ft.)
- Neighbouring Occupiers include Freshi, Mocha Beans, Charlie Byrne's Bookshop.
- Potential for Variety of Commercial Uses.



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LOCATION

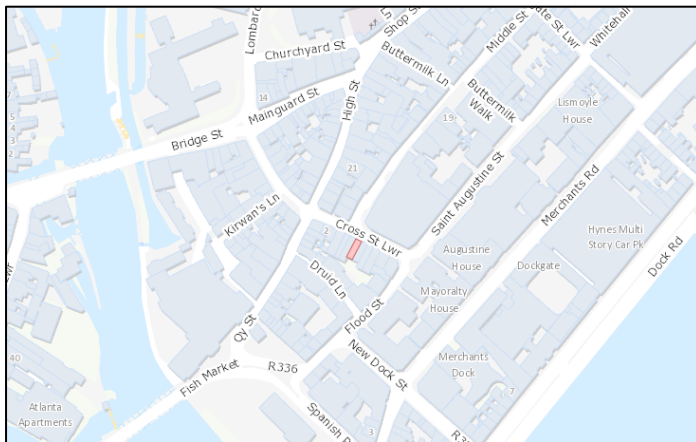
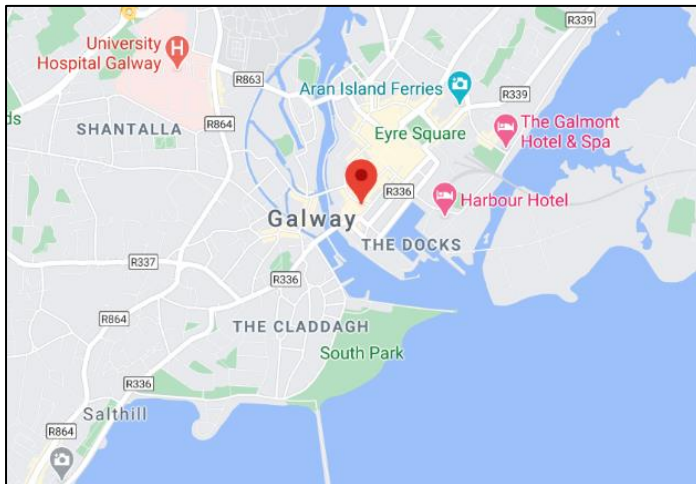
Situated in the Latin Quarter within the heart of Galway City Centre. This street generates high footfall and benefits from its proximity next to the popular cobblestone areas of Quay Street and High Street. This property is located directly opposite The Cornstore Store, neighbouring occupiers include Mocha Beans, Charlie Byrne's Bookshop, Fallers Sweaters and Milanos.

DESCRIPTION

This property has a large glazed shop front onto Lower Cross Street. The unit is presently fitted out as an office/retail unit. On request, the unit can be configured to open plan retail use on ground (575 sq ft) with ancillary and storage space at first floor level (200 sq ft). Cross Street is located in the Latin Quarter next to Quay Street and High Street which is a major tourist hub in the heart of Galway City Centre.

FEATURES

- The property is of regular configuration.
- Flexible lease terms available.
- The property has a compact design to ensure easy management.
- The property is suitable for a number of uses.



OTHER DETAILS SECTION

This is a magnificent opportunity to acquire a superb ground floor retail unit located in this high-profile location, in the very heart of Galway's historic Latin Quarter one of the busiest tourist areas in Galway city. The area enjoys a mix of Galway's best-known licensed premises and restaurants. The Latin Quarter contains one of Galway's highest footfalls both day and night and this ground floor unit offers an incredible opportunity for a variety of different businesses. This prime location is within walking distance of High Street, Quay Street and Shop Street, which are the most popular shopping areas of Galway city.

LEASE

Flexible lease terms available.

BER RATING

On Request

RATEABLE VALUATION

On Request

QUOTING PRICE

€27,500 per annum

SERVICE CHARGES

On Request

VIEWING

Strictly by appointment with the sole agents Power Property

ENQUIRIES TO

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