

# 50 Michael Street, Waterford

Retail Unit

## To Let



- Retail Unit of 73 sq m
- High Profile City Centre Position
- On Main Retail Thoroughfare
- Available Immediately

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Smith  
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### Location

This property enjoys a prime position on this busy pedestrian route which forms part of Waterford's main retail thoroughfare, while ample parking is available close-by. This area has enjoyed significant retail investment and growth in recent years with No. 50 Michael Street benefitting from its very close proximity to Dunnes Stores, while the City Square shopping centre with high-end retailers such as Debenhams, Peter Mark and Top Shop is only minutes' walk away.

### Description

The unit available to let extends to a total of c. 73.14 Sq. M. (787.27 Sq. Ft), and is laid out to provide retail, storage, and WC; all on the ground floor.

### Accommodation

Floor Area	Sq M	Sq Ft
Ground Floor: Retail	64.34	692.55
Store	6.13	65.98
WC	2.67	28.74
<b>Total Floor Area</b>	<b>73.14</b>	<b>787.27</b>

Interested parties are advised to verify the areas and to undertake their own due diligence.



### Lease

The property is available under a new long term lease.

### Local Authority Rates

The rates payable for 2018 are €5,579.28.

### Rent

We are seeking a rent of €29,500 per annum exclusive.

### Viewing

Strictly and only by prior appointment through the sole letting agents.

### BER

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Exempt.

