



To Let

Unit 5, Edward Square, Galway

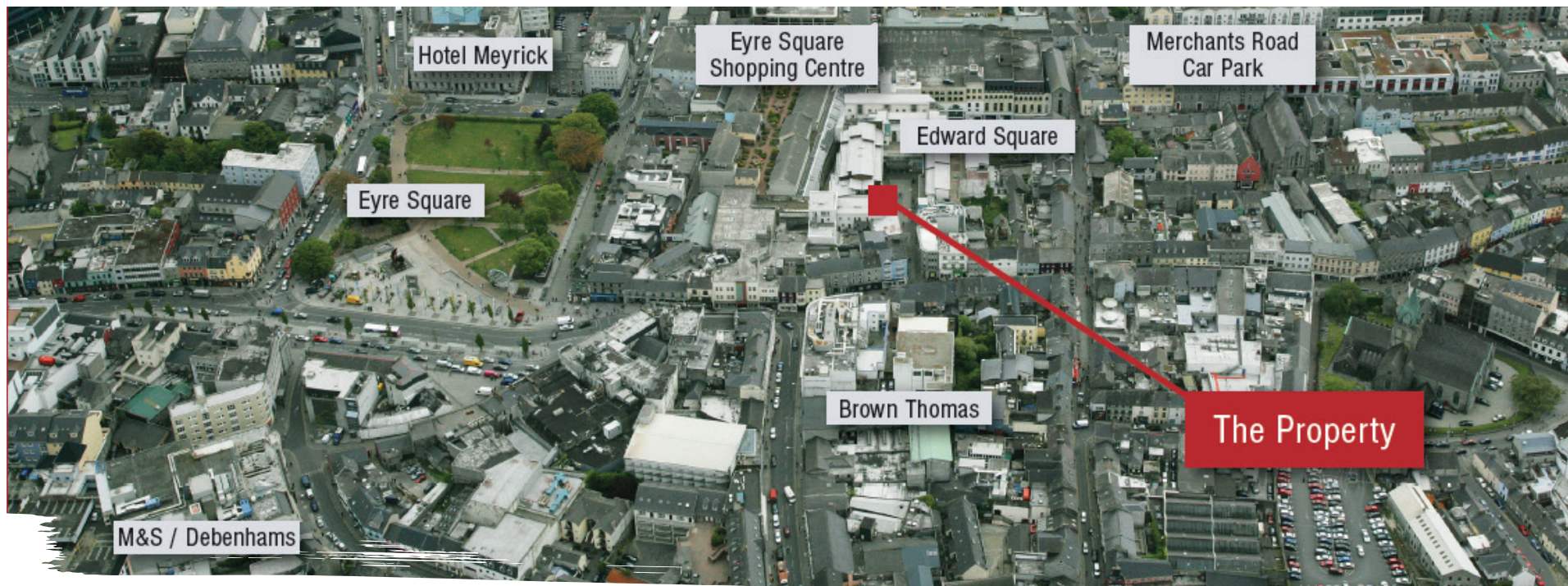
Excellent Retail Opportunity in the Heart of Galway City Centre - 2,465 sq.ft over two levels

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BER F





Accommodation

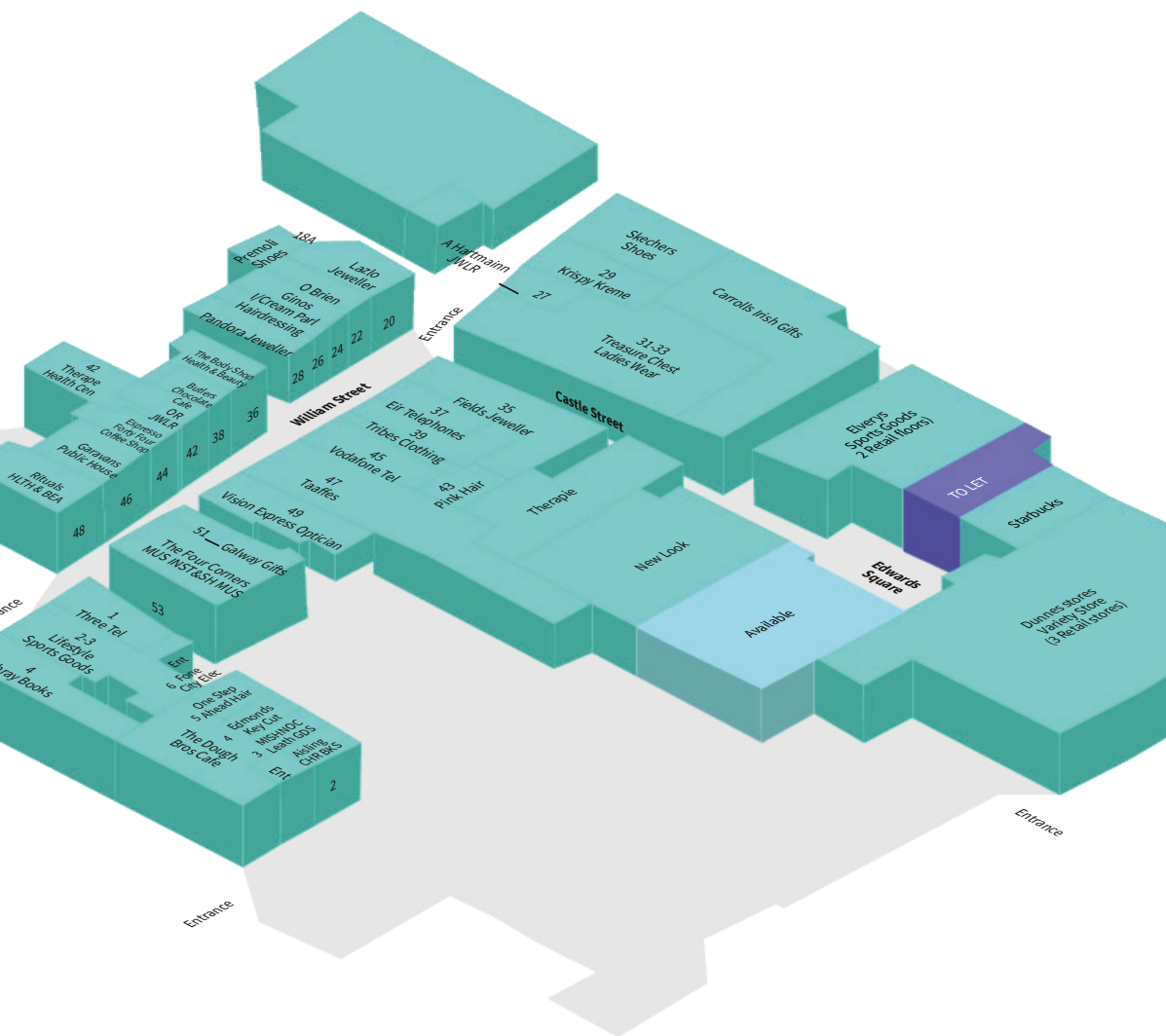
The approximate net internal area of the property is as follows:

AREA	SQ FT	SQ.M
Ground Floor	1,173	109
First Floor	1,292	120
Total	2,465	229

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

Description

- The Property is well located in Edward Square, a prime shopping destination in the heart of Galway City Centre connecting Shop Street and Eyre Square Shopping Centre.
- Nearby occupiers include Brown Thomas, Dunnes Stores, Top Shop and Elverys.
- Enjoys a high profile.
- Ideal unit layout.
- Suitable for a wide variety of Retail Uses.



Unit 5 Edward Square, Galway City, Co. Galway

Rent

€115,000 per annum exclusive

Lease

Available on a new long term lease.

Rates

€18,515 (2025)

Viewing

By appointment only.

Insurance

€1,096 (2025)

Building Energy Rating

BER: F

BER No: 800115578

EPI: 2299.45 Kwh/m2/yr/2.89

Service Charge

€12,349 (2025)

Enquiries

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