



To Let

Restaurant / Takeaway Opportunity (SPP)

- Prominent external position adjacent to Dealz and Planet Health / Entertainment
- Potential for extension up to 2,400 sq.ft. or external seating (SPP)
- Located within 1km of both Eyre Square and NUIG.
- Close to 70,000 students within a 30 min catchment

Unit 52/A1-3

Galway Shopping Centre, Headford Road, Galway,
H91 WF24

1,790 sq ft

166.30 sq m

Reference: #357709



Unit 52/A1-3

Galway Shopping Centre, Headford Road, Galway, H91 WF24



Summary

Rent	€75,000 per annum
Rates Payable	€23,998 per annum
Service Charge	€6,357 per annum
BER	F (800786709)

Description

- The subject property comprises a retail unit extending 1,790 sq.ft. with excellent potential for Restaurant / Takeaway (SPP)
- The unit is prominently located near the entrance to the centre adjacent to Dealz and Planet Health / Entertainment
- Potential opportunity for extension up to 2,400 sq.ft. or additional external seating (SPP)

Location

- Galway Shopping Centre is conveniently located on the Headford Road within 1km of both Eyre Square and NUIG.
- There are over 50,517 households within a 30min catchment spending €5.9M per week on Food & Beverage
- Total population of 137,812 within a 30min catchment of which 69,367 are students

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,790	166.30	Available
Total	1,790	166.30	

Viewings

By appointment only.

Insurance

Approx. €1,017 per annum

Cian O'Sullivan

+35316731611

Cian.osullivan@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.



