

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

PRIME RETAIL UNIT
33 LOWER O'CONNELL STREET
ENNIS, CO. CLARE
(formerly t/a CarPhone Warehouse)



■ INDUSTRIAL ■ OFFICE ■ RETAIL ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

TO LET

www.agar.ie

AGAR
Suite 12 The Mall,
Beacon Court, Sandyford,
Dublin 18

Tel: +353 1 213 7777
Email: info@agar.ie

- Retail property in Prime Pitch on Ennis' Premier Retail Location. Ground Floor c 80.3 Sq. M., with 2 overhead floors, office / stores.
- Adjoining occupiers include Insomnia, Boots, Hallmark, Trespass, Mountain Warehouse, etc.
- Fitted Out and Ready To Trade.
- Immediate Vacant Possession.

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■ LOCATION:

Ennis Town in the County Town of County Clare is a characterful and picturesque Town, and is known as the "Boutique Capital of Clare". With a population c 25,000, the Town has a strong commercial sector, with the recently pedestrianised O'Connell Street being its Prime Retail location.

■ TERMS:

Available under the terms of a new long term lease, subject to 5 yearly open market rent reviews. Tenant liable for the payment of all Local Authority Rates and Landlords Insurance.

■ RENT:

€35,000 per annum exclusive, payable quarterly in advance, subject to lease/covenant.

■ VAT:

Incoming Tenant liable for any Vat charges applicable to the rent.

■ RATES 2021:

€2,163

■ BER:

On Application

■ VIEWING:

To view or for more information contact Ben Pearson – bpearson@agar.ie – 01 2137777

VIEWING STRICTLY BY APPOINTMENT

