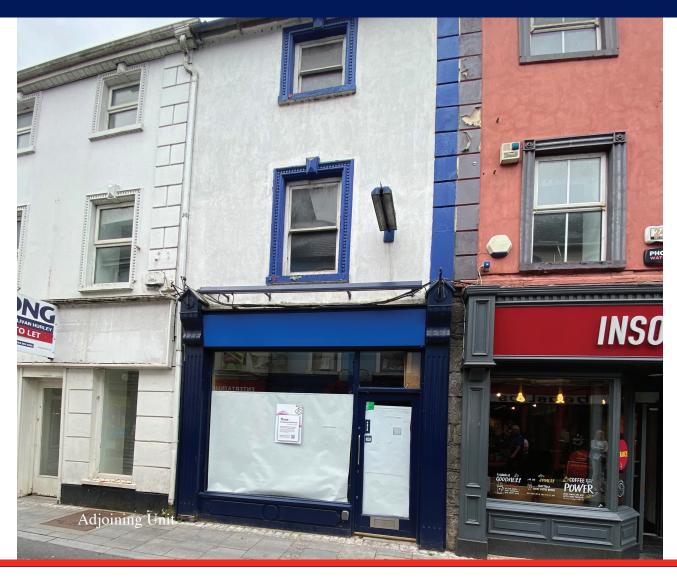


# PRIME RETAIL UNIT 33 LOWER O'CONNELL STREET ENNIS, CO. CLARE (formerly t/a CarPhone Warehouse)



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**



