



ENTERPRISE RENT-A-CAR, TUAM ROAD, GALWAY CITY CENTRE

INVESTMENT PROPERTY FOR SALE



LOCATION

Enterprise Rent-A-Car is located on the **N83** and linked to the **N6** road just 5km outside **Galway City**, with extensive road frontage on the N83, and adjacent to the busy Ballybane industrial estate.

The subject property benefits from **transport links** such as the **N6** which is 300m away and the **N83**, as this gives you easy access around Galway City and Galway County.

Access to the national motorway network, the **M6 Motorway** is less than a 10 minute drive providing direct access to the **M6/M17/M18 Motorway** interchange.

Surrounding land uses is mainly Industrial.





LEASE DETAILS

- The lease is a 20-year lease from 1 October 2020.
- There is stepped rent over the first 5 years to bring the headline rent to €70,000 per annum.
- The rent is €60,000 per annum in years 1 & 2, €65,000 per annum for years 3 & 4 and €70,000 from year 5.
- The rent is subject to review every 5 years.
- The rent is paid quarterly in advance.
- The lease is a full repairing and insuring (FRI) lease and the tenant is liable for commercial rates, water rates etc.
- There is a special condition within the lease whereby if Enterprise break the lease after the second anniversary of the commencement date they are liable for a portion of the reinstatement cost of the building that was previously on the site based on a sliding scale. The cost is 100% of the reinstatement cost in the year 3 reducing by 10% per annum before reverting to zero in year 13 and subsequent years.





SUBJECT PROPERTY

Enterprise Rent-A-Car, Tuam Road, Co. Galway

GUIDE PRICE

€850,000

VIEWING

Strictly by appointment through BV Real Estate

CONTACT

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