

FOR SALE

**Commercial Unit & Apartment
First Floor
Claregalway Shopping Centre
Claregalway, Co. Galway**



**Mixed Use Investment Opportunity, First Floor,
Claregalway Shopping Centre, Claregalway, Co. Galway**

BER C1 D1

Property Highlights

- Mixed use investment opportunity comprising first floor restaurant and adjacent apartment
- Ideally located in Claregalway Shopping Centre in Claregalway town
- Fully let to Apache Pizza and residential tenants, producing a total rent of €49,200 per annum (Tenants not Affected)
- Each element has separate access, and the property is in good condition throughout
- Adjacent occupiers include Hughes' Supervalu; Treat Café and McSharry Pharmacy

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On the instructions of:



cushmanwakefield.ie

The Location

The subject property occupies an excellent location in the centre of Claregalway town. Claregalway is a well established commercial and residential location approximately 10km northeast of Galway City.

More specially the subject property is situated on the first floor of Claregalway Shopping Centre, above Hughes' Supervalu.

Description

The property comprises part first floor in Claregalway Shopping Centre and consists of an Apache Pizza restaurant and an adjacent four-bedroom apartment. The restaurant unit is accessed via a shared communal entrance from ground floor level with stair and lift access. The unit is fully fitted as a restaurant.

The apartment, which has a separate designated access from ground floor comprises a newly refurbished four-bedroom apartment comprising four double en-suite rooms and an open plan living/kitchen area.

Parking is available in the adjacent communal car park

Tenancies (Tenants Not Affected)

Viewings

Viewing by appointment with the sole sales agent Cushman & Wakefield

BER Details

Apartment: C Rating

Restaurant: D Rating

Further Detail on Request



Occupier	Lease	Area (sq m) GIA	Rent (pa)
Apache	10 year form 2023. Tenant break in year 5	319.7	€24,000
Private	Short term residential tenancies	103.2	€25,200
TOTAL		422.9	€49,200

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