

Unit 11, Level 1, Corbett Court Shopping Centre, Williamsgate Street, Galway

RETAIL



42.74 Sq. M. (460 Sq. Ft.)

- Prime retail unit within one of Galway City's most established shopping locations.
- Extending to 42.74 sq. m. (460 sq. ft.)
- Potential for a variety of retail users.
- Large glazed shop front.
- Flexible lease terms available



ENQUIRIES TO

Colin Kavanagh
+353 91 567 331
colin@ppg.ie
PSR: 001297 - 009537

TO LET | Under Licence Agreement

LOCATION

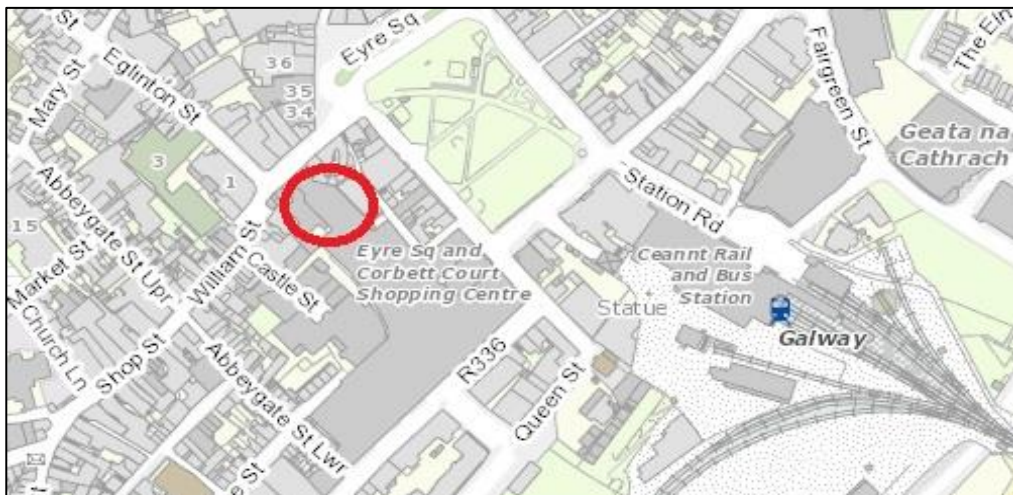
This property is located on Level 1 of Corbett Court Shopping Centre, one of Galway city's most established shopping locations. Corbett Court Shopping Centre is home to retailers such as Carraig Donn, Hugmie, Fujifilm, Timpson, Fonez, Name It and Art & Hobby. Unit 11 is located in a busy mall location linking Corbett Court Shopping Centre to Eyre Square Shopping Centre. Neighbouring occupiers include, Diecast Models 4 U, Elegant Undies, Pavilion Outdoors, La Despensa, Pretty Woman Dresses, 2K and Sub City Comics to name but a few.

DESCRIPTION

This property comprises an attractive retail premises with the benefit of a shop fit out. The unit extends to approximately 42.74 sq. m. and is suitable for a variety of retail uses. There is a multi-storey car park servicing the scheme, providing access to in excess of 450 spaces.

FEATURES

- The property is located on Level 1 of Corbett Court Shopping Centre.
- The property comprises of an extensive attractive shop front & fitout
- Internally the unit is finished with plastered and painted walls, lighting and a laminate floor.
- The property is suitable for a variety of retail uses.



LEASE

Available Under Licence Agreement.

BER RATING

BER B3

BER No: 80008087

Energy performance Indicator:
871.19 kWh/m²/yr

RATEABLE VALUATION

On Application

QUOTING RENT

On Application

SERVICE CHARGES

On Application

VIEWING

Strictly by appointment with the sole agents Power Property

ENQUIRIES TO

Colin Kavanagh on
+353 91 567 331

Disclaimer Policy: These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. **Power Property and the Vendor/Lessor give notice that:** These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lesseees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.