

FOR SALE BY PRIVATE TREATY

RETAIL INVESTMENT

UNIT **216**

**EYRE SQUARE
SHOPPING CENTRE**

EYRE SQUARE
GALWAY
H91 FH90

TWMM

BER C2



INVESTMENT HIGHLIGHTS

- ▶ Prime retail pitch within Galway's main Shopping Centre
- ▶ Fully let to Now Newsagents Ltd t/a The Card Shop
- ▶ 35 year lease from 1 July 1991
- ▶ Current passing rent at €100,000 per annum
- ▶ Floor area 116 sq.m (1,249 sq.ft) GIA
- ▶ Attractive Lot Size
- ▶ Tenant not affected



LOCATION

Eyre Square Shopping Centre is located in the heart of Galway City Centre overlooking Eyre Square public park. Eyre Square Shopping Centre has been Galway's premier retailing destination since it opened its doors in 1991 with over 70 shop units and a mix of local, national and multi-national retailers. Occupiers include Penneys, Dunnes Stores, JD Sports, Born clothing, DV8, Specsavers, Vero Moda, Jack and Jones, Regatta, Diesel, Evergreen, Starbucks and many more.

The city has excellent transport links with M6, M17 & M18 motorways providing access to the east, north & south of the country. Ceannt Train & Bus Station are located within walking distance on Eyre Square.

Galway City is the fourth largest city in the country with a population of 84,414 (Census 2022). Located approx. 210km west of Dublin City, 85km north of

Shannon International Airport and 90km south of Knock Airport, Galway is known as Ireland's Cultural Heart attracting tourists from around the world. The city also benefits from a strong student population with students of University of Galway and ATU Galway accounting for approximately 20% of the population during term time.



DESCRIPTION

Unit 216 Eyre Square is situated within prime pitch on the first floor (Level 2) of Eyre Square Shopping Centre. The unit extends to approximately 116 sq.m (1,249 sq.ft) GIA and has been fitted out to include a section of storage accommodation to the rear of the unit. ***All intending purchasers should satisfy themselves in relation to the floor areas.***

Loading access is provided via a rear corridor, with vehicular loading access via Ballalley Lane which is accessed from the west side of Eyre Square.

GALWAY CITY AMENITIES:



PUBLIC TRANSPORT



CAR PARKING



CAFES



RESTAURANTS



SHOPPING



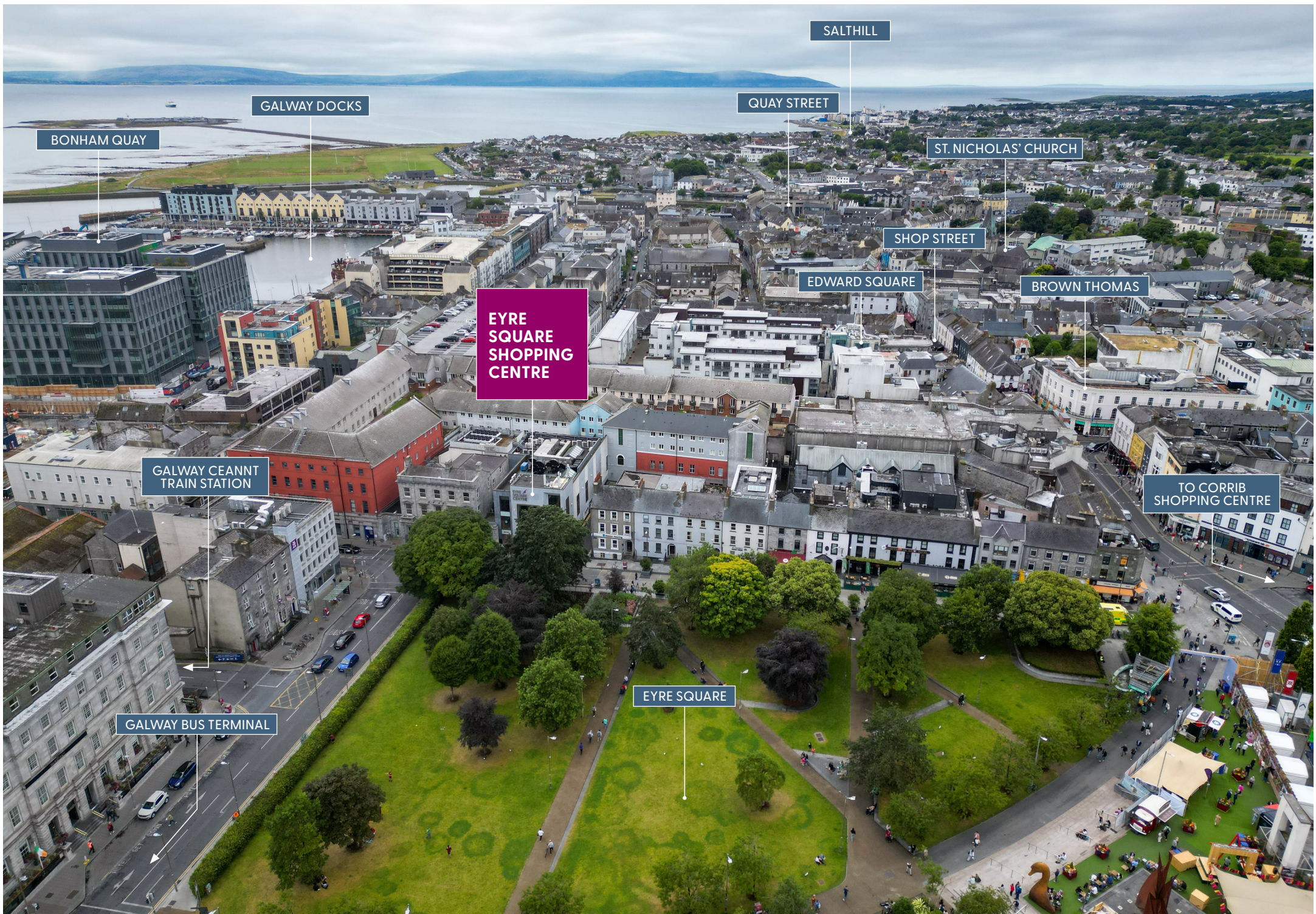
HOTELS



PUBS



PLAYGROUND



BONHAM QUAY

GALWAY DOCKS

SALTHILL

QUAY STREET

ST. NICHOLAS' CHURCH

SHOP STREET

EDWARD SQUARE

BROWN THOMAS

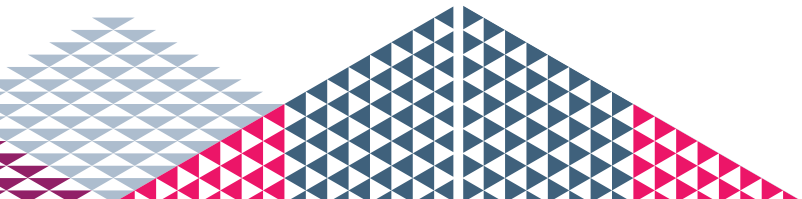
EYRE SQUARE SHOPPING CENTRE

GALWAY CEANNT TRAIN STATION

TO CORRIB SHOPPING CENTRE

GALWAY BUS TERMINAL

EYRE SQUARE



TENANCY

The property is let to Now Newsagents Ltd t/a The Card Shop subject to the terms of a 35 year lease agreement from 1 July 1991. The contracted rent under the lease is €131,900 per annum, with the tenant currently paying rent of €100,000 per annum.

TITLE

Long leasehold.

PROPOSAL

Offers are sought in excess of €1,000,000 equating to a net initial yield of 9.09% (assuming standard purchaser costs of 9.96%).

BER

C2 BER Number: 800886244

SOLICITOR

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TWM for themselves and for the vendor/lessor of the property whose agents they are, give notice that: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. VAT may be payable on the purchase price.

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