



To Let

High Street Property To Let - Suitable for a variety of Retail Uses.

- Rent - €185,000 per annum exclusive of outgoings
- Service Charge - €33,051.96 per annum
- Features extensive, high-visibility frontage designed to attract a constant flow of shoppers and maximize brand presence.
- An ideal configuration for a wide variety of premium retail uses, from fashion and lifestyle to specialty goods.

Unit 7 & 8

Edward Square, Barrack Lane, Galway, H91 HN93

8,198 sq ft

761.62 sq m

Reference: #53544

BER D2



Summary

Rent	Rent on application
Service Charge	€33,051.96 per annum
BER	D2 (800758195)

Location

Located in the heart of Galway's premier shopping district, Edward Square, this property commands a strategic position. It serves as the essential link between the city's two main retail arteries, Shop Street and the popular Eyre Square Shopping Centre.

Surrounding occupiers include Dunnes Stores, Sostrene Grene, Mountain Warehouse and Elverys.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	3,528	327.76	Available
1st	4,670	433.86	Available
Total	8,198	761.62	

Viewings

By appointment only.

Terms

Rent - €185,000 per annum exclusive of outgoings
Service Charge - €33,051.96 per annum
Insurance - €3,737.98 per annum

Building Energy Rating

D2

Insurance

€3,737.98 per annum

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