



**TUOHY  
O'TOOLE**

Westport (098) 28000  
Castlebar (094) 9028710  
info@tot.ie

[www.tot.ie](http://www.tot.ie)

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# PURPOSE BUILT OPEN PLAN OFFICE/COMMERCIAL SPACE 360 SQ.M. (3,850 SQ.FT)

## BALLINA SHOPPING CENTRE, BALLINA, CO. MAYO.



### FEATURES:

- Premier town centre location
- Modern open plan purpose built first floor unit suitable for a variety of users 360 sq.m. (3,850 sq.ft)
- Flexible lease terms
- Independent access from Shopping Centre car park  
Large public car park adjacent

**FOR SALE**



PSRA License No. 001318

Tuohy O'Toole give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

## DESCRIPTION

This property comprises a modern purpose built commercial unit at first floor level with a total net area of 360 sq. m. (3,850 sq. ft.). It is fitted to a shell and core specification and benefits from an access directly from the Dunnes Stores Shopping Centre car park, immediately adjacent to the shopping centre entrance. Whatever the user, the premises benefits from excellent natural lighting via large glazed windows to the front and rear of the unit. There are toilet blocks at each end of the unit.

Viewing strictly by appointment by Sole Letting Agents

### UNIT:

Open Plan Unit                      20.00m x 12.00m approx.  
With 20 no. large windows

**NET FLOOR AREA**                      c.360 sq.m (c.3,850 sq.ft.)

### RATEABLE VALUE:

The property has a rateable value of €5906.96 per annum.

### SERVICES:

All mains services are connected to the property

### VAT & STAMP DUTY:

Any VAT & Stamp Duty arising out of the transaction will be the responsibility of the tenant.

### TERMS:

Flexible

**RENT GUIDE: €40,000** (including shopping centre service charges)

## DIRECTIONS

The subject property occupies a pivotal location on the first floor over the Dunnes Stores, Ballina Shopping Centre at the junction of Pearse Street and Humbert Street in Ballina town centre, and is accessed independently from a door immediately adjacent to the shopping centre car park entrance.



*Entrance to unit*



*Internal*