



TUOHY  
O'TOOLE

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Estate Agents | Auctioneers | Valuation Surveyors

# TO LET

## RETAIL UNIT 5A

### WESTPOINT SHOPPING CENTRE, ALTAMOUNT STREET, WESTPORT.



BER B3



#### FEATURES:

- Prominently located within Westpoint shopping centre
- Anchored by Tesco.
- Occupiers include Boots Pharmacy and Cafe Mocha.
- Ground floor self-contained retail units from 1,003 sq.ft to 1,894sq.ft
- Some units are partially fitted out.
- Suitable for a wide variety of retail use.



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.

## LOCATION

The units are prominently located with the Westpoint shopping centre and residential development, prominently positioned on Altamount Street c. 500 metres from the town centre of Westport in west county Mayo. Westport train Station is opposite. The Westpoint development, which was completed in 2008 comprises of a high quality mix of retail and 100 no. apartments. The development is anchored by Tesco, other retailers include, Boots, Mocha Beans, Euro Store and Lifestyles Sports.

In a wider context, Westport is one of the more popular coastal towns along the western seaboard and has a growing population now in the order of 5,500 people. Westport is well connected with road and rail infrastructure, being on the N5, N59 and main Westport to Dublin railway line. Indeed, the development is located almost immediately opposite Westport Railway Station.

## RETAIL UNITS

All three units in Westport Shopping Centre are located adjacent to one another comprising of high quality self-contained ground floor retail units set within a 4 storey block. Each property is built of reinforced concrete frame with concrete floors and ceiling. There are doubled glazed powder coated aluminium windows and doors.

## SPECIFICATION

- Plastered and painted walls
- Suspended ceilings with integrated lighting
- High quality resin floor finish
- Fully wired and plumbed
- Electric storage heating.

## FLOOR AREAS

Description	Area (sq.m)	Area (sq.ft)
Unit 5a	102	1,097 <b>AVAILABLE</b>
Unit 5b	96.00	1,033.34 <b>LET</b>
Unit 6	176	1,894.45 <b>LET</b>

## BUILDING ENERGY RATING

Description	Ber	Ber Number
Unit 5A	B3	800551517
Unit 5B	C1	800551525
Unit 6	C1	800544660

## LEASE TERMS

- Unit 5a is available to lease on flexible lease terms at an annual rent of €16,000 -€18,000 per annum exclusive. **AVAILABLE**
- Unit 5b is available to lease on flexible lease terms at an annual rent of €15,000 -€17,000 per annum exclusive. **LET**
- Unit 6 is available to lease on flexible lease terms at an annual rent of €23,000- €26,500 per annum exclusive. **LET**

## MANAGEMENT CHARGES

Description	Service Charge per annum
Unit 5a	€1,934.08 <b>AVAILABLE</b>
Unit 5b	€1,820.32 <b>LET</b>
Unit 6	€3,337.28 <b>LET</b>

The annual management company service charge for each unit are the liability of the tenant.

## RATES

Description	Rateable Valuation	Rate for Unit
Unit 5a	€51.00	€3,999.42 <b>AVAILABLE</b>
Unit 5b	€41.00	€3,215.22 <b>LET</b>
Unit 6	€90.00	€7,057.80 <b>LET</b>

The annual rates for each unit are the liability of the tenant.

## VAT & STAMP DUTY

Any VAT or Stamp Duty arising out of this transaction will be the responsibility of the Purchaser/Tenant

## VIEWINGS

Viewings are strictly by appointment with the Sole Letting Agents

Contact Gerard O'Toole 09828000

Peter Tuohy 09828000

## Directions

Westpoint Development at Altamount Street, Westport, Co. Mayo. From Westport take the Ballinrobe Road (R331) for c 1km turning left into the development and turn right at traffic island. The unit is located on the right hand side. Look out for Tuohy O'Toole sign.





