



TUOHY  
O'TOOLE

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Estate Agents | Auctioneers | Valuation Surveyors

# GROUND FLOOR RETAIL UNIT BRIDGE STREET, WESTPORT F28 HW83



**BER C2**

## FEATURES:

- Premier commercial location in Westport Town
- Excellent condition throughout
- Neighbouring occupiers include Duffy's Bookshop, Sea Salt, Cosy Joe's, Market 57, Carraig Donn, Elverys Sports
- c. 4 metres of frontage onto Bridge Street
- Suitable for wide variety of retail uses

TO LET



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.

## LOCATION

The subject property occupies a prime commercial location on the east side of Bridge Street. This location benefits from high levels of pedestrian and vehicular traffic and has a high number of quality, well known retailers within the vicinity. Occupiers within the area include Duffy's Bookshop Sea Salt, Cosy Joe's, Market 57, Carraig Donn, Elverys Sports, Schu-it, Vodafone. In the wider context, Westport is an immensely popular strong business town of County Mayo. It has a strong influx of visitors through the year. It is well connected with road and rail infrastructure.

## DESCRIPTION

The property comprises of a well-maintained ground floor retail property benefitting from approximately 4 metres of frontage. The area is effectively one large open plan unit. The property extends to a total net area of c.50 sq.m. (c.550 sq. ft.) Suitable for a wide variety of retail and business uses. It further benefits from an independent toilet, a large rear yard and high speed fibre broadband. The sole letting agents would strongly recommend inspection by appointment only.

**TERMS:** Negotiable

**RATES PAYABLE:** Estimated c. €3385 per annum

**SERVICES:** All Mains services are either connected or available

**BER CERT:** C2 800600405

**VAT & STAMP DUTY:** Any VAT and Stamp Duty arising out of the transaction will be the responsibility of the Tenant.

## INSPECTION

By appointment with the Sole Selling Agent, Tuohy O'Toole. TEL: (098) 28000, FAX (098) 26728 or email [info@tot.ie](mailto:info@tot.ie)

## DWELLING

### GROUND FLOOR

<b>FRONT SECTION</b>	5.4m x 4.8m
<b>REAR SECTION</b>	5.00m x 3.51m
<b>W.C.</b>	0.88m x 2.00m Wc, wash hand basin, tiled floor
<b>REAR STORE ROOM</b>	1.20m x 3.59m Shelving, tiled floor, strip fluorescent lighting to ceiling

**RENTAL GUIDE PRICE: €25,000 per annum**

## DIRECTIONS

The property is located high up on the eastern/left hand side of Bridge Street. Look out for the Tuohy O'Toole Letting sign.

