



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



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

DWELLING

GROUND FLOOR

FRONT SECTION	5.4m x 4.8m
REAR SECTION	5.00m x 3.51m
W.C.	0.88m x 2.00m Wc, wash hand basin, tiled floor
REAR STORE ROOM	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.

