



TUOHY  
O'TOOLE

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

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

Estate Agents | Auctioneers | Valuation Surveyors

# TO LET

## OPEN SIDE INDUSTRIAL UNIT & LARGE YARD

### NEWPORT ROAD, CASTLEBAR

F23 RY98



#### FEATURES:

- Located close to Castlebar town centre to the rear of JJ Griffiths Ford Dealership
- Comprises large yard of 4,000 sq. m (43,055 sq. ft) together with an open side shed extending to 706.06 sq. m (7,600sq.ft)
- Immediately available to let on flexible lease terms
- Would suit a variety of business types
- Unique opportunity so close to Castlebar town centre

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

Prominently located on the south side of the Newport Road close to its junction with Lannagh Road in the town centre of Castlebar in west County Mayo. This is a mixed use commercial and mature residential area with a variety of occupiers which include the former Castlebar Hat Factory vacant and adjacent, a number of private residences, the Irish Wheelchair Association. To the rear of the property is the Lough Lannagh Retail Park which includes the likes of tenants as Aldi, Next & TK Maxx.

Located approximately 0.5kms north of Castlebar town centre just off the Newport Road (N59). The yard forms part of JJ Griffiths Ford Car Dealership and is positioned immediately to the rear of this property. Access will be via a shared secure roadway which will have barrier system in place

In the wider context Castlebar is the business and administrative capital of County Mayo with a growing population now in the order of 10,000. It has a broad and diversified employer base which includes Mayo University Hospital, GMIT, Mayo County Council & Baxter. Castlebar is well served with road and rail infra-structure being on the N5, N59, N84 and on the main Westport to Dublin railway line where there is a number of daily services.

## DESCRIPTION

Comprises a large secure yard with a steel perimeter fence. Over two levels, it is stepped with about a 300mm height difference along its centre. The yard has a concrete surface and is relatively flat. To the rear corner, there is an open sides storage building of steel frame construction and extending to 706.06 sq. m (7,600 sq. ft)

## ACCOMMODATION

<p>Warehouse – back of site Steel portal frame with fair faced block walls to one side and profile cladding sheeting to the other. Pitched roof with asbestos covering with a number of integrated light wells. Open completely to the elements on one side</p>	<p>24.71 m x 28.58 m  Total Area 706sq.m (7,600sq.ft)</p>
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**SERVICES** - There are currently no services to this property.

**LEASE TERMS** - Available to let initially on a 12 month tenancy and available immediately.

**RENT - €30,000** per annum inclusive of rates

## VIEWINGS

For further information and viewings, strictly with the sole letting Agents contact Gerard O' Toole at Tuohy O' Toole at (098) 28000 or Gerard@tot.ie



## DIRECTIONS

Newport Road in Castlebar close to the junction with Lannagh Road

