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Estate Agents | Auctioneers | Valuation Surveyors

FIRST FLOOR OFFICES MARKET SQUARE CASTLEBAR

F23 Y658



BER **G**

FEATURES:

- Premier trading location
- Excellent Projection to Market Square
- 75 sq.m net of office space with independent access
- First floor unit
- Four windows to Market Square
- Electric Storage Heating installed

O' Toole & Co. 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.

PSRA Licence No. 001318

LOCATION & DESCRIPTION

Market Square is located at the centre of the retail core of Castlebar. It is adjacent to Dunnes stores and many of the national and international multiples are close by including , New Look, Guineys, Argos, Elverys and many more. Also close by are Aldi and TK Max

Castlebar is located in the west of Ireland some 245 km from Dublin, 17km from Westport and 38 km from Ireland West (Knock) International Airport.

The premises comprises a self-contained office unit of 75sq.m at first floor level to include a reception area and four individual offices.

TERMS: Negotiable

RATES PAYABLE: €698.60 per annum

SERVICES: All Mains services are either connected or available

BER CERT: Ber G 800580599

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

RENTAL GUIDE: €8,000 /10,000 Per Annum

DIRECTIONS

The subject property is located on Market Square, Castlebar. Accessed via an independent entrance beside The County Cleaners.

