

To
Let



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RETAIL UNIT TO LET SHOP STREET, WESTPORT



BER D1

FEATURES:

- High profile town centre location with large footfall
- Attractive mid-terraced period building
- Self-contained raised ground floor and basement commercial unit
- In all extends to 302 sq. m. (3,251 sq. ft.)
- Basement fitted out as restaurant with commercial kitchen, toilets, etc.
- Suit a wide variety of uses

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

High profile location on the north side of Shop Street in Westport town centre. This is a prime retail location set within the heart of this thriving tourist town. Adjoining or nearby occupiers include AIB, Spar, Supervalu together with a range of unique local shops such as Town House Interiors and Jack Dylan Jewelers. Westport is the tourist capital of County Mayo and is well connected with road and rail.

DESCRIPTION

Comprises a self-contained extensive retail unit with large rear stores together with a basement which was most recently in Restaurant Use. The property essentially comprises two self-contained units which are accessed by a shared lobby. The property is fully fire compliant with separately metered services. Overall the condition of the property is reasonably good. These units are set with an attractive three story mid terraced period property which benefits from extensive street frontage and double fronted glazed shop windows.

FLOOR AREAS

Floor	Description	Floor Area sq.m	Total Floor Area sq.m
Ground	Entrance lobby	14.44	
''	Retail area 1	32.74	
''	Office	4.33	
''	Retail 2	17.16	
''	W.C	2.62	
Sub Total			71.29
Raised Ground	Rear Store Room	76.46	71.46
First Floor	Stores/Office	71.54	
''	WC	3.00	
Sub Total			74.54
Basement	Dining	46.35	
''	Kitchen	20.53	
''	WC 1	9.51	
''	WC 2	2.63	
''	Rear Hallway/entrance	5.80	
Sub Total			84.82
TOTAL			302 (3,251SQ.FT)

LEASE TERMS

The entire ground floor and basement are available to let a single demised unit initially on a 5 year IRI lease at a rent of €40,000 per annum exclusive.

RATES

There are 2 number Rates Valuations which currently apply for the remainder of 2023. The combined aggregated rates liability for 2023 – TBA.

BER- D1 Ber Certificate No. 800912024

VIEWINGS

Strictly by prior appointment through sole letting agents O'Toole & Co. Contact Gerard O'Toole at (098) 28000 or gerard@tot.ie

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY:	4.0m x 3.61m
RETAIL (1):	9.94m x 3.73m
OFFICE:	2.58m x 1.68m
RETAIL (2):	10.72m x 1.94m
TOILET:	2.39m x 1.10m
STORE ROOM:	12.08m x 6.33m
STORE ROOM (2):	10.94m x 6.54m Restricted height to part
TOILET	2.10m x 1.43m

BASEMENT

DINING ROOM: 7.50m x 6.18m

TOILET (1) 2.53m x 3.76m

TOILET (2): 1.82m x 1.45m

HALLWAY: 2.59m x 2.24m

KITCHEN: 5.85m x 3.51m

RENTAL = €40,000 per annum exclusive

DIRECTIONS

Located on Shop Street beside O'Briens Shop



