

To  
Let



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Estate Agents | Auctioneers | Valuation Surveyors

# TO LET RETAIL UNIT MARKET SQUARE, CASTLEBAR

F23 Y658



BER D2

## FEATURES:

- Premier trading location –dual frontage
- 6.95metre frontage to Market Square
- 65 sq.m of retail space at ground level
- 22 sq.m office /store at first floor
- Triple display windows
- 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 AND DESCRIPTION

Market Square is located at the center 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 premise comprises a spacious and well configured ground floor retail unit having dual frontage to Market Square and Newtown together with an office/store at first floor level.

### GROUND FLOOR

#### RETAIL UNIT

Circa 65 sq.m

Triple display window to Market square and a large single display window to Newtown, suspended ceiling with florescent lighting, carpeted floor, electric storage heaters and wash room with storage room.

### FIRST FLOOR

#### OFFICE:

C.22 sq.m

Fluorescent lighting, vinyl tiled floor, electric storage heating and toilets off.

**TERMS:** Negotiable

**RATES PAYABLE:** €1,833.14 per annum

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

**BER CERT:** D2 800580607

**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, O'Toole & Co. TEL: (098) 28000 or email info@tot.ie

**Guide Rent €23,000/25,000**

### DIRECTIONS

The subject property is located on Market Square, Castlebar.

