



Prime Retail Unit

- Rare opportunity in the centre of Donegal Town.
- Refurbished unit immediately available.
- Ground floor provides c. 185.81 sqm (2,000 sq.ft.) plus WC.
- Rent - €47,500 per annum exclusive, subject to contract.

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Location & Description

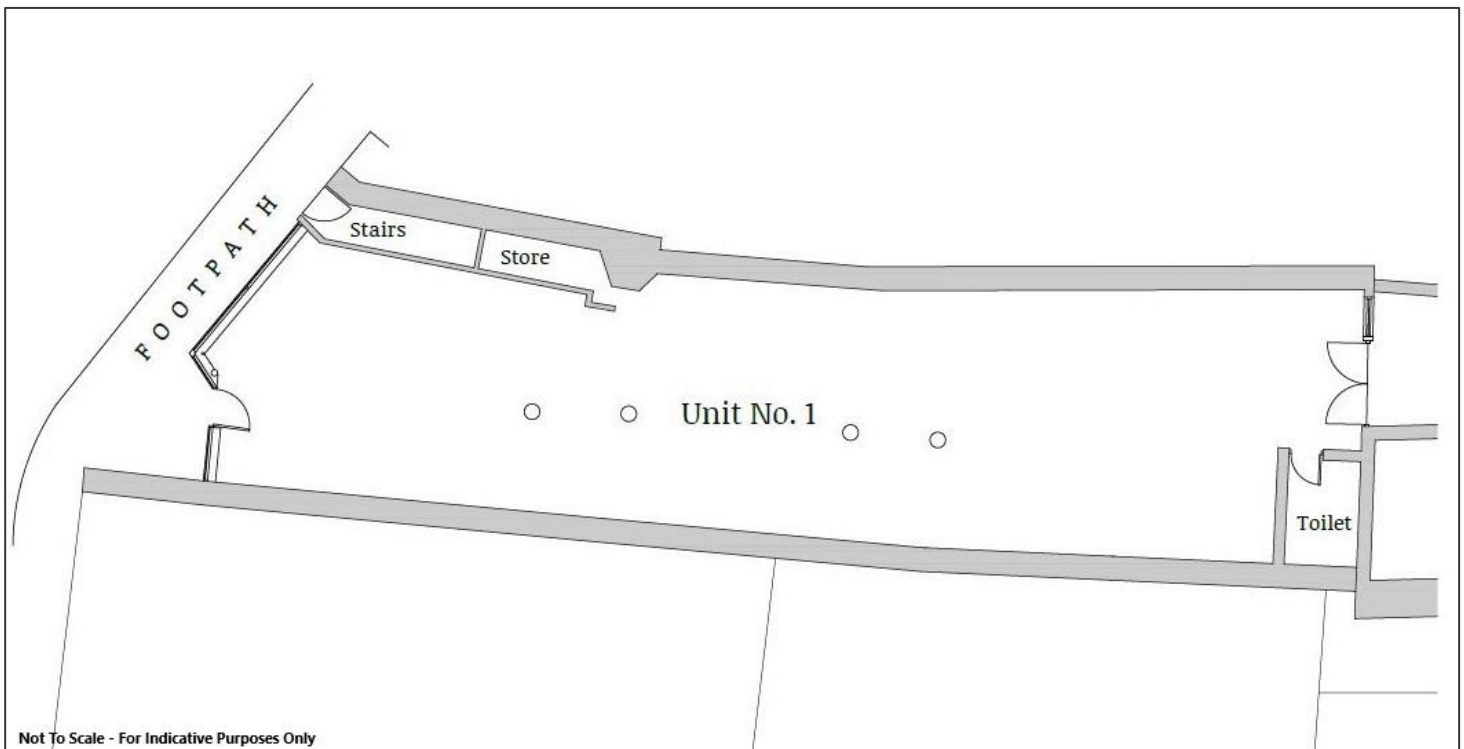
- Donegal Town is an attractive vibrant market town and a major commercial, administrative and tourist centre located on the Wild Atlantic Way approximately 64km north of Sligo and 49km south of Letterkenny.
- The subject unit occupies the best pitch in the town with nearby retailers including Magees, Elverys, Britton's, Vodafone and Specsavers.
- The unit has been recently refurbished and provides a ground floor area of c. 185.81 sqm (2,000 sq.ft.) plus WC facilities. The unit has a rear entrance onto the town's main car park and Aldi.
- The property is immediately available.

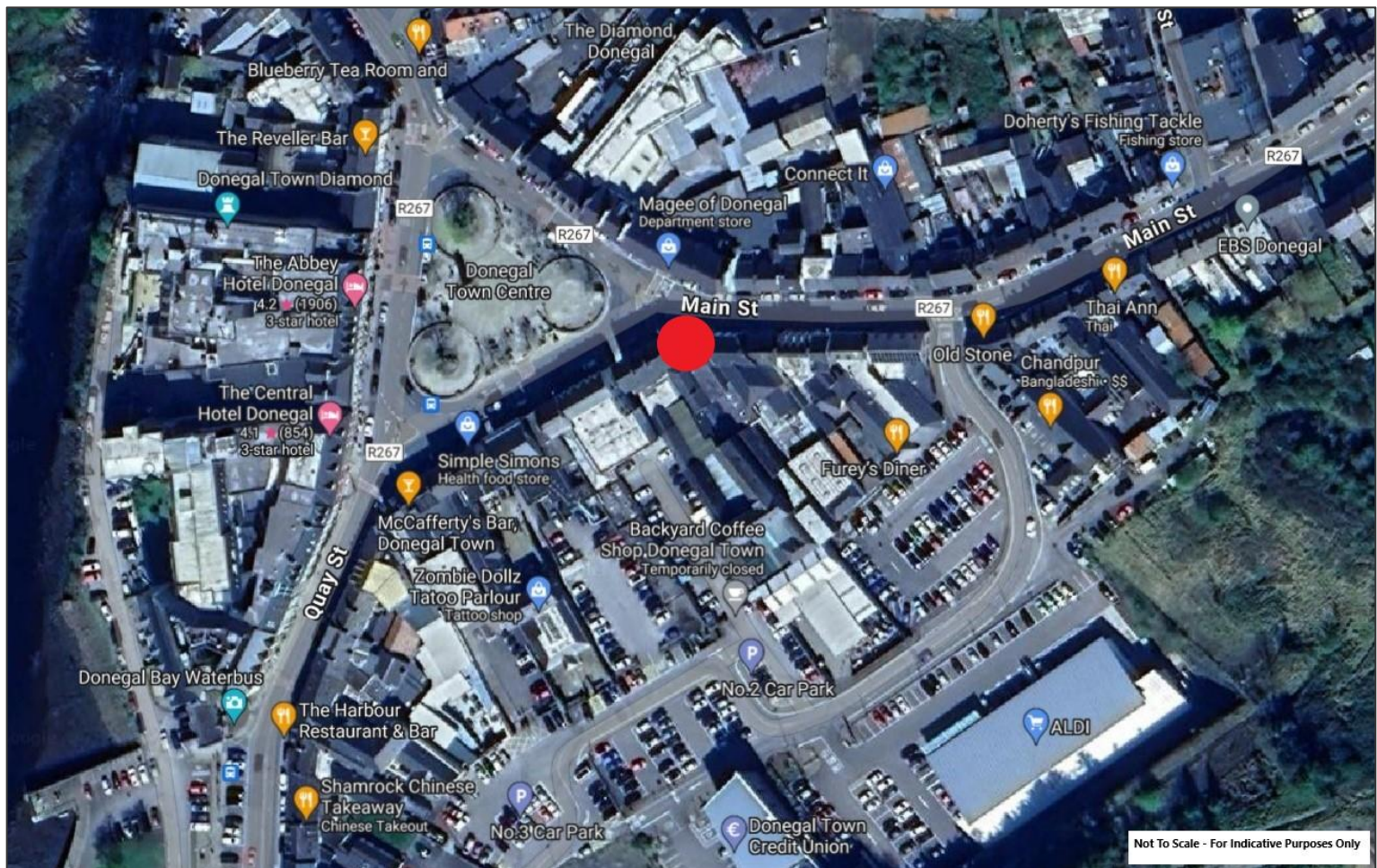
Lease Details

Term:	By Negotiation.
Rent:	€47,500 pax, subject to contract.
Repairs:	Effective full repairing terms.
Service Charge & Buildings Insurance:	Tenant to reimburse the Landlord a fair proportion.
Rates:	Approx. €5,614 payable in 2024 (subject to any reassessment).
VAT:	Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

BER

Awaiting Certificate.





Not To Scale - For Indicative Purposes Only

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