



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.

McCombe Pierce LLP Lombard House 10-20 Lombard Street Belfast BT1 1RD
Telephone: +44 (0)28 9023 3455 Website: www.cushmanwakefield-ni.com
A limited liability partnership registered in Northern Ireland No. NC000516
Robert Toland BSc (Hons) MRICS, Mark Riddell BSc (Hons) MRICS, Martin McKibbin BSc (Hons) MRICS,
Michael McCombe MA (Hons) MLE MRICS.
Regulated by RICS. UK VAT No: 617 7170 37, IR VAT No: 9522762R

Local legal entity trading as Cushman & Wakefield.

For more information, please contact:

Michael Pierce
028 9023 3455 / 07776224114
michael.pierce@cushwake-ni.com

James Russell
028 9023 3455 / 07815742152
james.russell@cushwake-ni.com

Martin McKibbin
028 9023 3455 / 07715269699
martin.mckibbin@cushwake-ni.com

cushmanwakefield-ni.com

Location & Description

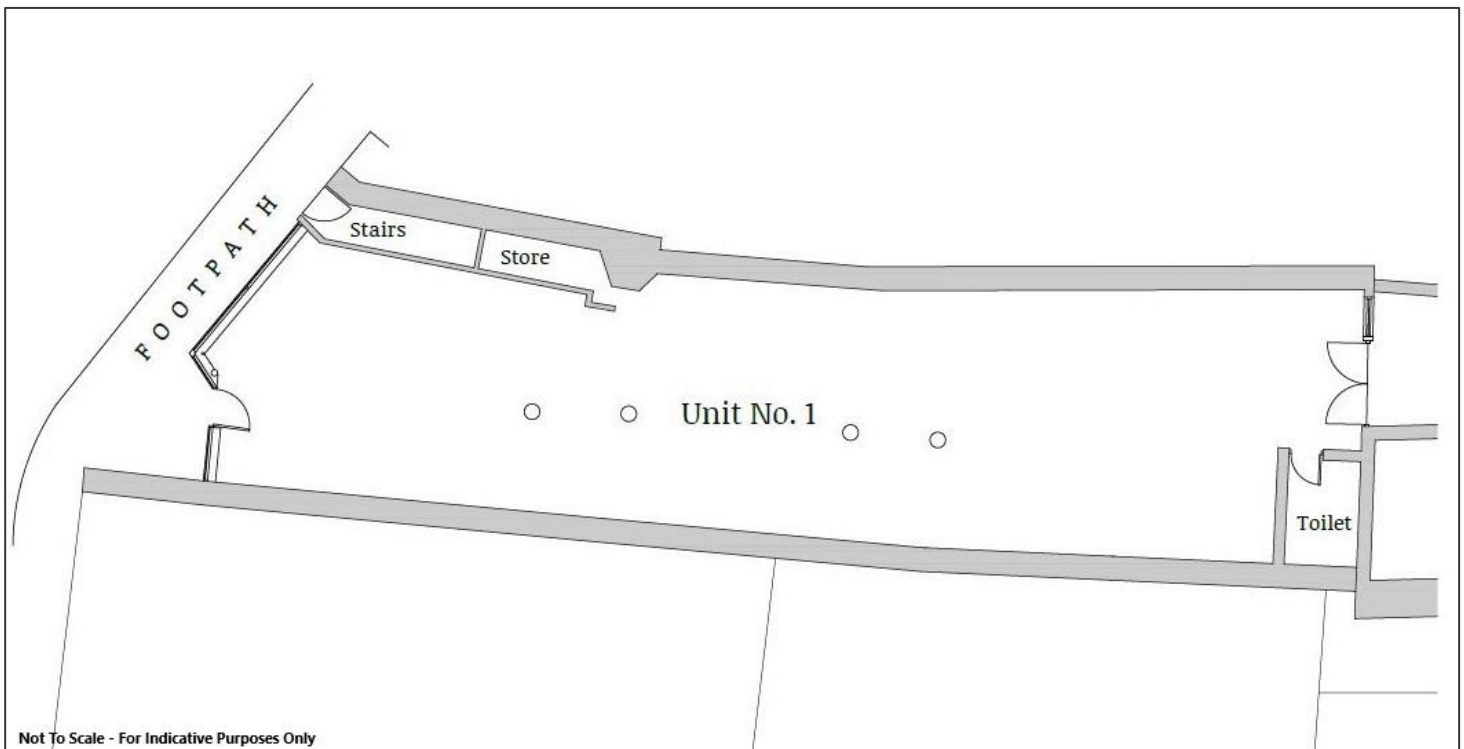
- Donegal Town is an attractive vibrant market town and a major commercial, administrative and tourist centre located on the Wild Atlantic Way approximately 64km north of Sligo and 49km south of Letterkenny.
- The subject unit occupies the best pitch in the town with nearby retailers including Magees, 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

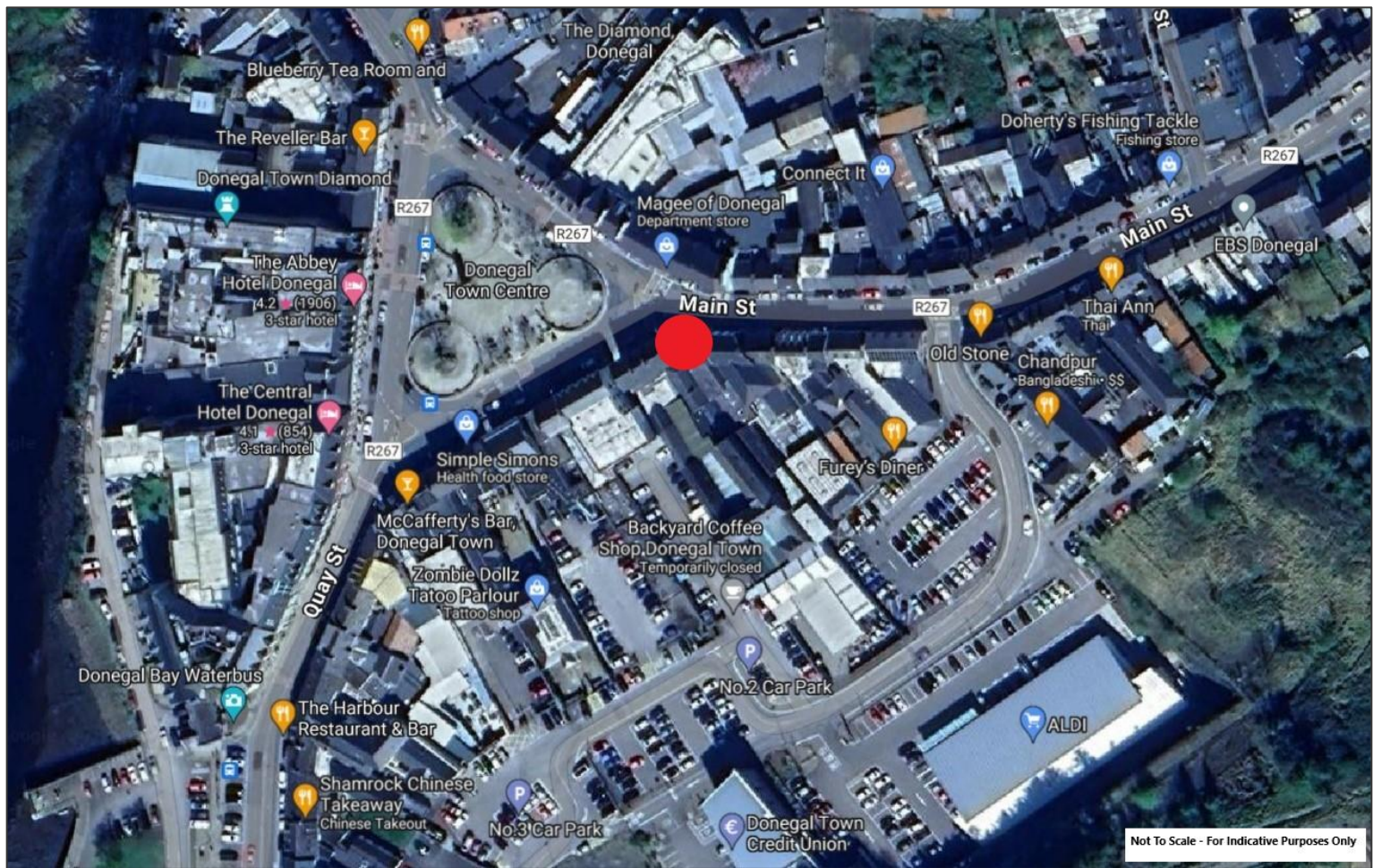
Term:	By Negotiation.
Rent:	€47,500 pax, subject to contract.
Repairs:	Effective full repairing terms.
Service Charge & Buildings Insurance:	Tenant to reimburse the Landlord a fair proportion.
Rates:	Approx. €5,614 payable in 2024 (subject to any reassessment).
VAT:	Please note all prices, rentals and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

BER

Awaiting Certificate.







Not To Scale - For Indicative Purposes Only

"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition;
- (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.