

# To Let

€34,000 per annum



Unit 2, Rossvie Business Park,  
Letterkenny, Co Donegal

**Description** Rossvie comprises an edge of town retail and office park with extensive surface carparking. Located on the Port Road, directly opposite Lidl and adjacent to the Atlantic Technological University. Occupiers in Rossvie include Donegal Tile Centre, Rossvie Interiors, National Learning Centre, Arachas Insurance and Heat Merchants.

Unit 2 comprises a ground floor corner retail unit extending to a gross internal area of 210 sq m (2,260 sq ft) approximately. The unit features sensor electric doors, feature glass brick curved wall, suspended ceiling in part and air conditioning (hot and cool). Ideally suited for café / restaurant, subject to planning and general retail use.

**BER** BER B3. BER No. 800756116

**Rent:** €34,000 per annum plus VAT.

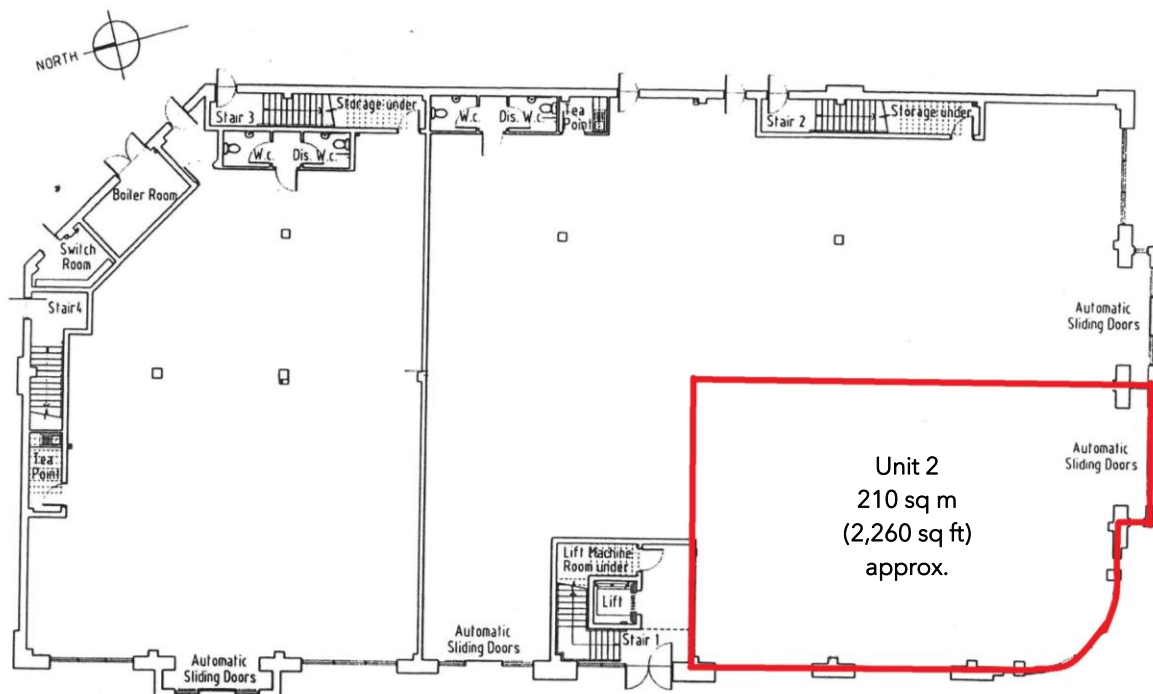
**VAT:** We are advised there will be VAT applied to the rental payments.

**Rateable Valuation:** To be calculated by Donegal County Council upon first occupation.

**Insurance:** To be confirmed.

**Additional Accommodation:** Available from May 2024.

**Directions:** Having proceeded straight through the Port Bridge Roundabout (with the Polestar sculpture) Rossvie Business Park is located immediately on the right opposite LIDL.



For Identification Purposes Only (Not to Scale)

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