



**For Sale Investment Opportunity**  
24 William Street, Galway City



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

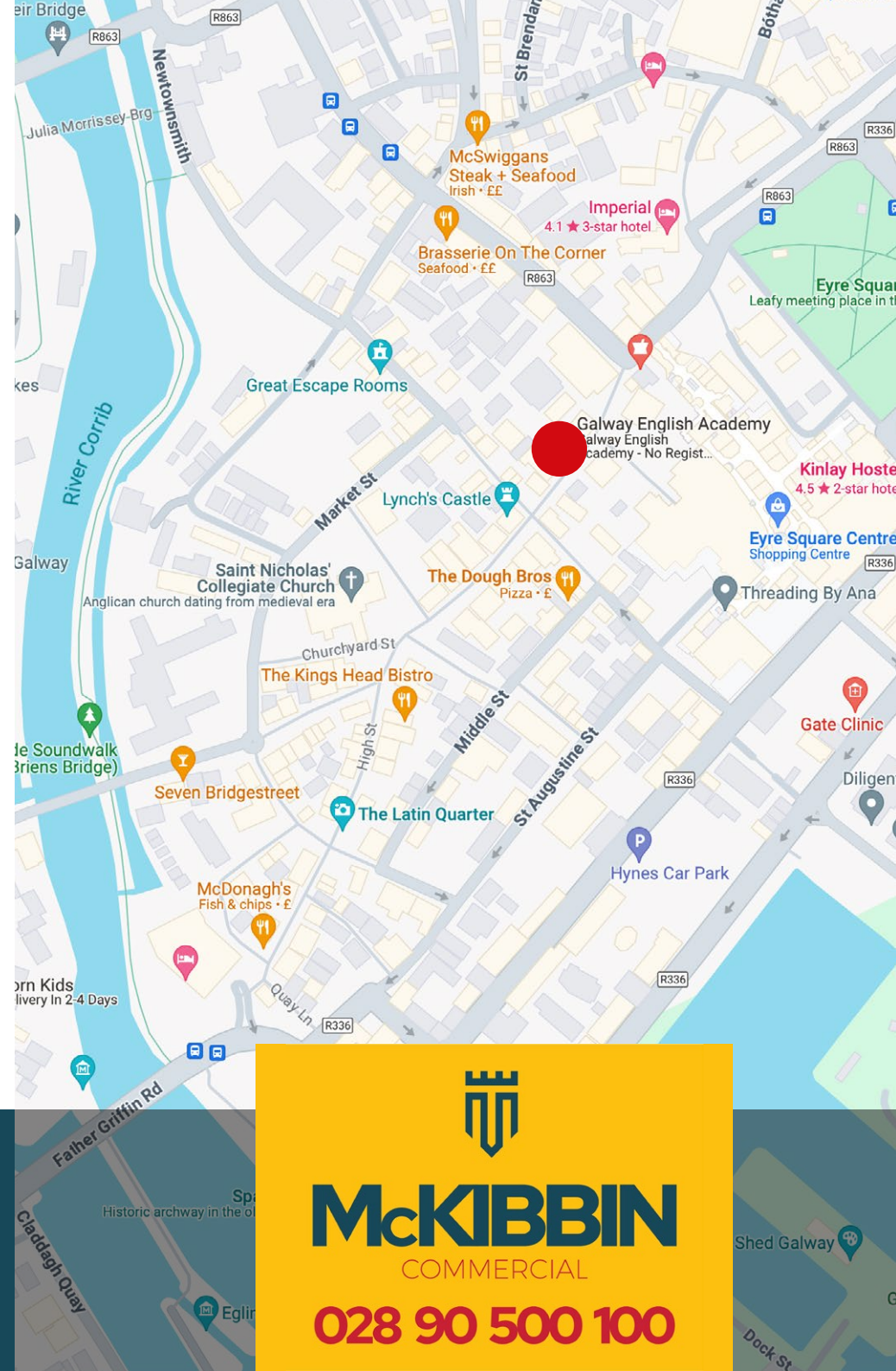


## SUMMARY

- Tenant is NOT affected by the sale
- Excellent tenants on a long term lease
- Located in the heart of Galway's core retail area
- Prominent road frontage onto main shopping thoroughfare
- Gilt edged investment opportunity
- Superb high-profile city centre location
- Gino's Gelato currently have 30 stores nationwide

## LOCATION & DESCRIPTION

- High profile commercial investment unit located in the heart of Galway City at No. 24 William Street.
- This is a unique opportunity to acquire a gilt edged investment located on one of the West of Ireland's most iconic retail streets. A solid investment with excellent tenants in situ on a long term lease.
- The subject property occupies a high profile position on William Street, a busy retail thoroughfare which links to Eyre Square and Shop Street, Galway's well known and primary retail destination. William Street is a bustling area and is predominantly a commercial location with a mixture of retail, office and leisure businesses.
- The area is pedestrianised and benefits from significant footfall throughout the day and night, as the building is situated in the very heart of Galway City itself. Some of the high profile occupiers in the vicinity include Brown Thomas, Skechers, and The Edwards Square with access to the popular Eyre Square shopping centre.
- No. 24 William Street benefits from prominent frontage onto William Street and is comprised of a self contained 3 storey building extending to approximately 124.3 sq. m. The ground floor comprises of an open plan retail area presented to a high standard with overhead storage accommodation situated on the 1st, 2nd and attic floors.



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## ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor Retail	49.3	531
First floor	38	409
Second Floor	27	291
Attic Area	10	108
<b>Total Net Internal Area</b>	<b>124.3</b>	<b>1,339</b>

## LEASE DETAILS

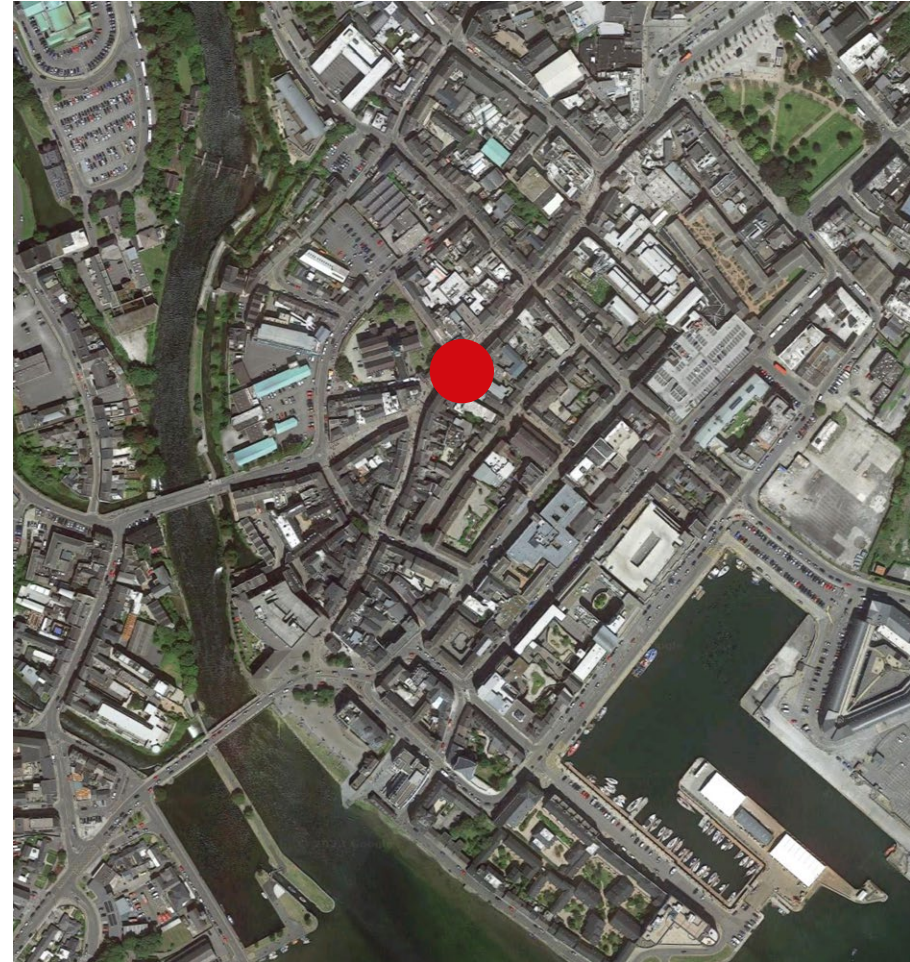
Tenant: Gino's Italian Ice-Cream Ltd  
Term: 15-year lease from November 2011  
Rent Reviews: 5 yearly rent reviews  
Current Rent: €80,000 per annum

## TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

## PRICE

€1,000,000, exclusive



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## EPC

Awaiting EPC.

## CONTACT

For further information or to arrange a viewing contact:

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