

RETAIL

Unit 1 & 2
Corbett Court Shopping Centre
Williamsgate Street
Galway

**POWER
PROPERTY**

TO LET



High profile retail unit 95.6 sq. m. (1,029 sq. ft.) occupying a prime position on Williamsgate Street.

Excellent street frontage of 6.6 metres onto Williamsgates Street which is one of Galways' busiest shopping streets.

Located on a busy Mall within one of Galway City's Prime Shopping Centre's.

Excellent trading position with nearby occupiers including; Brown Thomas, Monsoon, Penny's, Dunne's Stores and New Look.

Extensive glazed shopfront.

tel: +353 91 567 331

www.ppg.ie

LOCATION

Galway is the capital city of the West of Ireland, with a population of 79,934 (Census 2016). Galway is one of the most popular tourist destinations in Ireland, attracting in excess of 2.5 million visitors annually with a number of high-profile events taking place in the City each year such as The Galway Races, The Galway Arts Festival, The Galway International Oyster Festival and the upcoming Galway 2020. The City has a large student population of 22,500 with NUI Galway and GMIT being the two key third level facilities in the City.

The subject unit is well located at the entrance to the Corbett Court Shopping Centre, one of Galway City's most established Shopping locations. The unit boasts high levels of footfall and dual frontage onto the main shopping mall and Williamsgate Street. Williamsgate Street is the main arterial route linking Shop Street and Eyre Square.

Corbett Court Shopping Centre is connected to the Eyre Square Centre and Edwards' Square which is home to high quality retailers such as; Dunnes Stores, Penny's, New Look and Vodafone. Other neighbouring occupiers include; Brown Thomas, Monsoon, Vodafone to name but a few.



DESCRIPTION:

The property comprises of a prime retail premises, with extensive shop front. The unit extends to approximately 95.6 sq. m. and is suitable for a variety of retail uses. The unit is currently fitted out and is currently occupied by Elvery's Sport.

There is a multi-storey car park servicing the scheme, providing access to in excess of 450 spaces.

ACCOMMODATION:

The approximate net internal floor area is as follows:

Description:	Use	Area (sq. meters)	Area (sq. feet)
Unit 1 & 2 (Ground Floor)	Retail	95.6	1,029

BER RATING

BER C1

BER No: 800575029

Energy performance Indicator: 759.26 kWh/m²/yr

QUOTING RENT & LEASE TERMS

Available on application.

VIEWING

Strictly by appointment with joint agents CBRE or Power Property.

RATES & SERVICE CHARGES

Available on application.

CONTACT

Joint lettings agents: **CBRE** **POWER PROPERTY**

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PSRA Licence No: 001297

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