

## RETAIL

Unit 12 (Level 1)  
Corbett Court Shopping Centre  
Williamsgate Street  
Galway

**CBRE**

**POWER  
PROPERTY**

## TO LET



**BER B3**

Prime retail unit, located on the lower ground floor, within a busy mall in Galway City's Prime Shopping Centre.

Large retail unit extending to c. 136.60 sq. m. (1,470 sq. ft.).

Suitable for a variety of retail uses.

Extensive shop frontage of c. 9.13 metres.

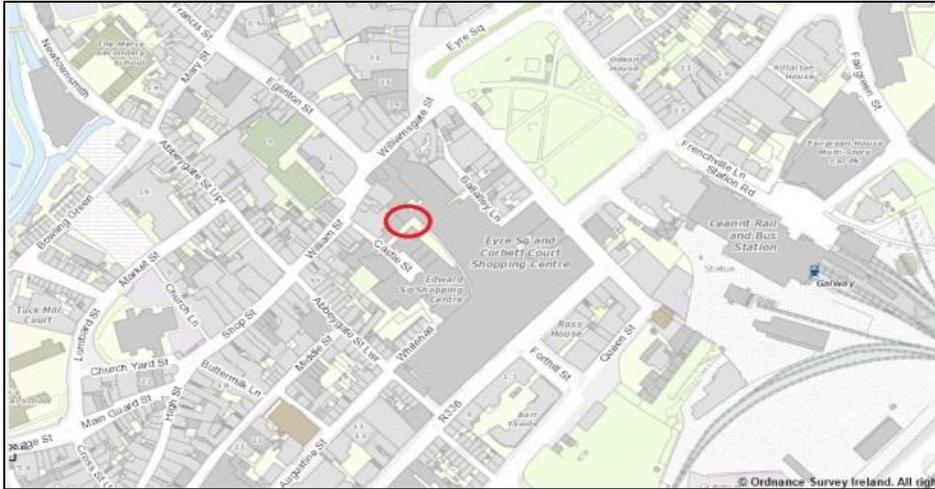
Neighbouring occupiers include; The Galway Hat Shop, Perfect Fit Shoes and Francis Soap Shop

tel: +353 91 567 331

[www.ppg.ie](http://www.ppg.ie)

## LOCATION

The property is located in Corbett Court Shopping Centre, a busy Shopping Centre in the Centre of Galway City. Galway is the capital city of the West of Ireland with a population of 250,653 (2011 Census). The city has a strong tourism base with year round events, and a student population of approximately 20,000 with GMIT and NUIG being located in the City.



## DESCRIPTION:

The property comprises a regular shaped retail unit, with a high-profile position onto a busy mall with good footfall. Corbett Court Shopping Centre interconnects with The Eyre Square Centre and Edwards Square. The unit benefits from extensive frontage with a modern glazed façade and a good level of fit out internally. Neighboring occupiers include; The Galway Hat Shop, Perfect Fit Shoes, Vodafone, Name IT and Fallers Sweater Shop.

## ACCOMMODATION:

The approximate net internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Retail Unit	Retail	136.60	1,470

## LEASE

Flexible lease terms available.

## BER RATING

**BER B3**

## RATES

Annual Rates Liability €6,846 (2017)

## RENT

€55,000 per annum

## SERVICE CHARGES

€11,081.06 (2017)

## VIEWING ARRANGEMENTS

Strictly by appointment with Joint letting agents.  
Power Property or CBRE

## CONTACT

Claire Moran .....tel: +353 91 567 331 email: [claire@ppg.ie](mailto:claire@ppg.ie)

Licence No.: 001297 001297

Fiona Kennedy ...tel...+353 1 6185742.....email: [Fiona.Kennedy@cbre.com](mailto:Fiona.Kennedy@cbre.com)

Licence No.:

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Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

Galway: Spanish Parade House, 13 Lower Merchant's Road, Galway H91 W1EH

• tel: +353 91 567 331 • email: [galway@ppg.ie](mailto:galway@ppg.ie)

Limerick: 51 O'Connell Street, Limerick V94 HPH9 • tel:+353 61 318 770 • email: [limerick@ppg.ie](mailto:limerick@ppg.ie)

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37 w567 • tel: +353 90 648 9000 • email: [athlone@ppg.ie](mailto:athlone@ppg.ie)