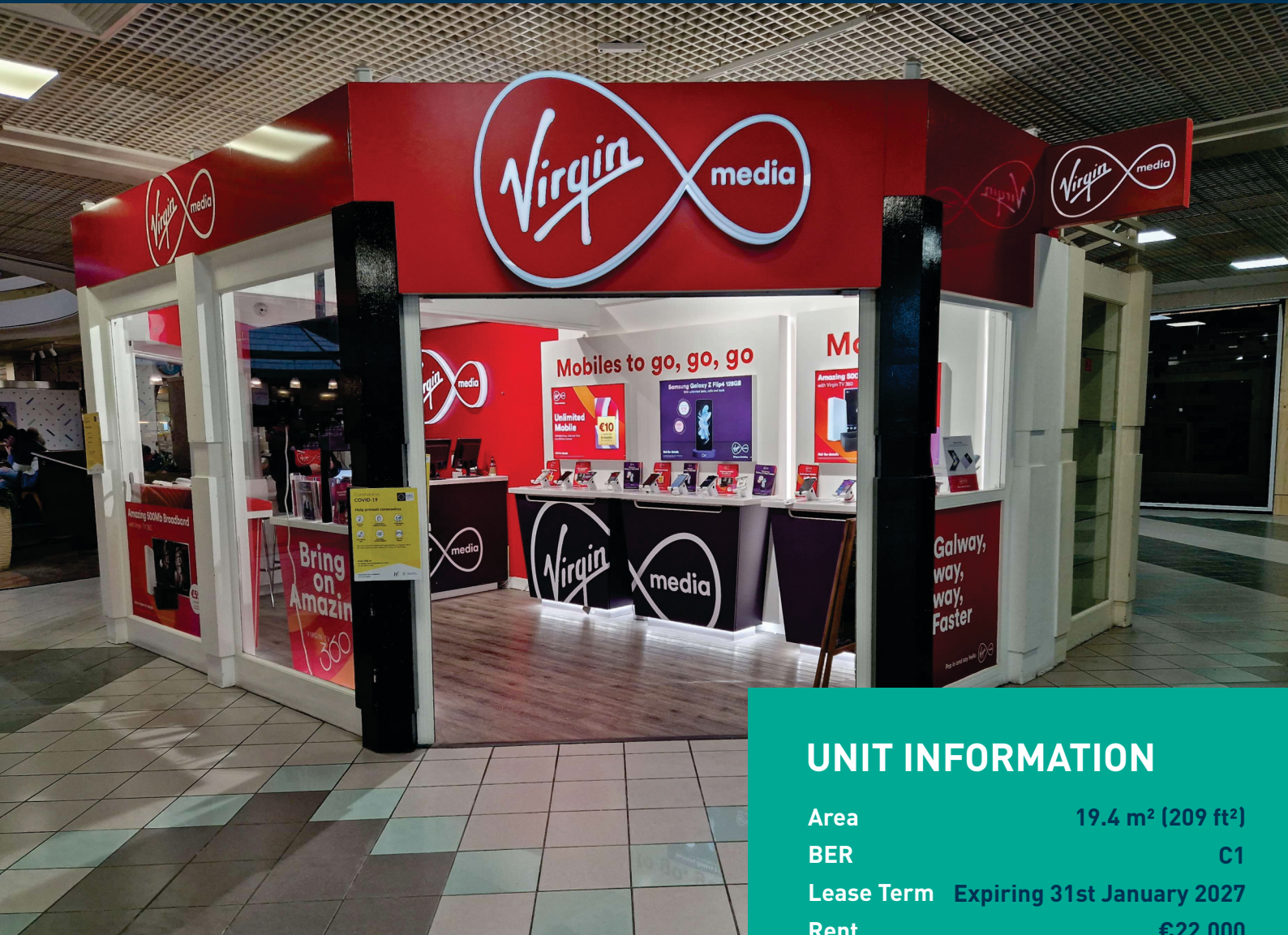


FOR SALE

K08 EYRE SQUARE SC

LONG LEASEHOLD INTEREST
TENANT NOT AFFECTED



ABOUT THE PROPERTY

UNIT INFORMATION

Area	19.4 m ² (209 ft ²)
BER	C1
Lease Term	Expiring 31st January 2027
Rent	€22,000
Price	€275,000
Eircode	H91 K078

- Retail Investment For Sale in Galway's busiest Shopping Centre
- Tenants not affected, WAULT 4.5 years, NIY 7.25%
- Located on the Ground Floor Level of Eyre Square Shopping Centre opposite NEW Penneys
- Anchor Tenants include; Penneys, Dunnes Stores & JD Sports.
- Neighbouring retailers include; Costa, DV8, Insomnia, Specsavers



Stellar Property are delighted to present this excellent retail investment opportunity to the market. The property provides savvy investors with a fantastic yield in a retail development that is 99% let.

LOCATION

Located on the Ground Floor of Eyre Square Shopping Centre, in the heart of Galway City. This self-contained retail kiosk unit benefits a prominent mall location, excellent frontage and complementary neighbouring tenants. Penneys expanded their existing flagship store into the former New Look unit, directly opposite the subject premises, and are opening in early November 2022.

The Eyre Square Shopping Centre is regarded as Galway City's premier shopping mall. The Centre connects Eyre Square with the adjoining Corbett Court and Edward Square. Anchor tenants include; Penneys, Specsavers, DV8 & Dunnes Stores and it is within 100 meters of Edward Square, Shop Street, Corrib Centre and all main transport links. The Centre boasts over 70 national and international tenants, has an annual footfall of over 11 million and has a multi storey carpark of 480 spaces.


Galway is a popular tourist destination with over 2.5 million visitors p.a. It is home to two universities and a number of 3rd level institutes and language students with in excess of 25,000 students.

DESCRIPTION

Currently occupied by a Virgin Media partner on a 10-year lease expiring 31st January 2027. The investment offers a NIY of 7.25%.




 Cormac McGuckian

 +353 87 6202 017

 cormac@stellarproperty.ie

 4th Floor Office, Odeon House, 7 Eyre Square, Galway City, H91 PX9K

 +353 91 456 658

 www.stellarproperty.ie


STELLAR
PROPERTY

DISCLAIMER

Stellar Property is a trading name of SPSL Limited, registered in Ireland, CRO No. 640815 and PSRA Licence No. 004062. These particulars have been prepared by Stellar Property herein on their lessor's behalf and are issued on the understanding that any negotiations relating to the property are conducted through Stellar Property. Please note that the particulars: (i) do not constitute an offer or contract; (ii) are set out as a general outline for guiding potential purchasers/tenants; (iii) any representation herein is given in good faith and are believed to be correct, however any intending tenant should not rely on them as statements or representations of fact and must satisfy themselves with all particulars; (iv) Stellar Property and their employees have no authority to make any or give any representation or warranty in relation to the property.