

To Let

Ground Floor, 1 Upper Main Street,
Letterkenny, Co Donegal, F92 RR24

Sherry
FitzGerald
Rainey



€25,000 per annum

113 sq m / 1,216 sq ft approximately

Property Highlights

- Impressive building enjoying a prime town centre location.
- Ready to walk into accommodation with minimal fit out required.
- Modern shop front.
- Suitable for a variety of uses including retail, leisure, hospitality, office, financial services etc.
- Air-conditioning installed
- Suspended ceiling and lighting.
- Extensive electrical fit out.

Contact

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82 Sq Mts (886 Sq Ft) Retail shop plus 31 Sq Mts (334 Sq Ft) storage facilities enjoying a prime trading location right in the heart of Letterkenny's main commercial thoroughfare, directly opposite the Market Square, the focal point of the town centre. The premises occupies a ground floor unit, in a high profile position on Main Street with a high volume of passing pedestrian and vehicular traffic. The ground floor provides a large retail shop floor with ancillary office and storage facilities to the rear. Nearby occupiers include Bank of Ireland, Boots, Holland & Barrett, Ulster Bank, County Seat Menswear, Watsons Menswear, Greene's Market Centre, O'Heihirs Bakery, Dillon's Hotel and The Courtyard Shopping Centre incorporating extensive public car parking. There is a requirement for ladies' fashion, infant shop, artisan café etc on the Main Street however the premises would suit a variety of uses, subject to the relevant planning permission.



Schedule of Accommodation

Floor	Description	Area Sq M
Ground Floor	Retail Unit	82
Ground Floor	Store	31
Total Floor Area		113

BER

BER C2. BER NO 800746133

Directions

As Main Street is approached from the Port Road / High Road direction along the one way traffic system, the premises is on the left immediately before the Bank Of Ireland and directly opposite Market Square the main focal point of the town centre.

Latitude: 54.949763, Longitude: -7.737257 (copy into Google Maps for location / streetview).

Viewing by appointment only with letting agent.



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