

FOR SALE

Victoria House, Eyre Square,
Galway



Victoria House, Eyre Square, Galway
315.9 sq m (3,400 sq ft)

Property Highlights

- Landmark three storey detached office building
- High profile location with excellent profile onto Merchants Road
- Located in Galway City's Central Business District
- Being sold with vacant possession
- Freehold Title
- Rooney's are relocating to Ross House, Merchants Road, Galway
- * Best Bids - We are instructed to seek best bids to be submitted no later than 12pm on Friday 12th July 2019.

Contact

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cushmanwakefield.ie

Joint Agent

Ronan Rooney
Ross House
Victoria Place
Eyre Sq
Galway
091 567391



BER EXEMPT

The Location

Victoria House occupies a high profile presence on one Galway City's busiest arterial routes connecting commuters to Eyre Square, the city's most central point. Eyre Square's south western corner is 40 metres removed from Victoria House and is the busiest pedestrian junction of the square. The property's view stretches the length of Merchant's Road and is accessed via an entrance directly off the street.

The surrounding area comprises one of Ireland's most sought after locations for offices, retail, hotel and licensed premises. Immediate occupiers within a 100 metre radius of the property include AIB, KBC, Meyrick Hotel, Eyre Square Centre and the much awaited Bonham Quay and Ceannt Station development sites.

Demographics

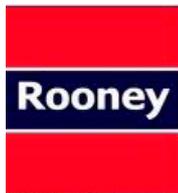
Galway is the largest city in the West of Ireland, the third largest city in the Republic of Ireland after Dublin and Cork and has a population of 79,934, a 5.3% growth in the last five years, with a combined population for Galway City and County of 258,058 (Census 2016).

Galway has two major third level institutions; National University of Ireland Galway (NUIG) and Galway Mayo Institute of Technology (GMIT), which, together in Galway city, have a total student population of approximately 28,000.

This University City continues to benefit from a highly-educated and creative workforce and has developed as a global centre of excellence for medical technology companies, IT services and the Marine with a vibrant and growing start-up infrastructure. Long-established multi-nationals have benefited from the dedication and creativity of Galway's ambitious workforce. Newer companies are attracted by the talent pool, accessibility and lifestyle.

Joint Agent

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Description

The property comprises a detached (protected structure) known as Victoria House which itself is laid out over three floors. The property was built in the late 19th century as a private residence and was converted to office accommodation in later years.

Externally the property is finished with a plastered and painted façade incorporating a pillar style front entrance inset into a stone headed arch and timber sash windows under a pitched slate roof. The property has the benefit of a pedestrian side entrance.

Internally the property boasts many architectural features which shall compliment various types of fit-out. The ground floor comprises reception, two offices, toilets and two file rooms. The first and second floors comprise ten offices, kitchenette and toilets. The entire building internally feature three to four metre high ceilings throughout adding to the property's grandeur.

The property is being sold with vacant possession allowing flexibility in terms of remodeling of the entire property.

Local Authority Rates

€7,568.49 per annum

BER details

Exempt

Sold with Vacant Possession

Rooney Auctioneers are relocating to **Ross House, Victoria Place, Galway**

Best Bids

We are instructed to seek best bids to be submitted no later than 12pm on Friday 12th July 2019 to Mr Anthony Maloney, c/o MacSweeney & Company Solicitors, 22 Eyre Square, Galway.

For further information please contact the joint selling agents

