

TO LET

Baily Point, The Promenade, Salthill Galway



Commercial Unit From 102 Sq M to 422 Sq M

Property Highlights

- Prime position in Galway City's most sought after coastal location.
- Units form part of a mixed use building.
- Located adjacent to Main Street Salthill and The Promenade.
- Uninterrupted sea views.
- Secure underground car parking.
- Neighbouring occupiers include The Omniplex Cinema, Creamery Café, CoCo Café, Medical Centre & Pharmacy, Killorans Bar, Lonergans Bar, Seapoint and Salthill Aquarium.
- Suitable for a variety of uses.
- Accommodation offers incoming tenants flexibility in terms of layout and design.
- The incoming tenants have the opportunity to become part of a strategic entertainment zone within Salthill.

Contact

George Brady
Email: George.Brady@cushwake.com
Tel: + 353 91 569 181

Patricia Staunton
Email: Patricia.Staunton@cushwake.com
Tel: +353 91 569 181

Cushman & Wakefield
Unit 2 Dockgate
Dock Road
Galway
Ireland
Tel: +353 (0)91 569 181

Galway

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, an increase of approximately 4,000 on the previous five years. Galway City and County have a combined population for Galway City and County of approximately 255,000.

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 25,000.

Salthill

Baily Point is located in the popular seaside suburb of Salthill, Galway City. It is a modern seaside resort with a captive population within a 4 mile radius of 17,775 persons (Census 2016) and services the western suburbs of Galway City.

Salthill is one of Ireland's most popular holiday destinations having local attractions such as Blue Flag beaches, a substantial promenade, an 18 hole Golf Course and other tourist amenities including Leisureland, a recreational and international conference centre. The greater area of Salthill that captures the neighbourhoods of Dr. Mannix Road, Threadneedle Road, Rockbarton, Salthill Road Upper and Grattan Road comprises a significant residential use.

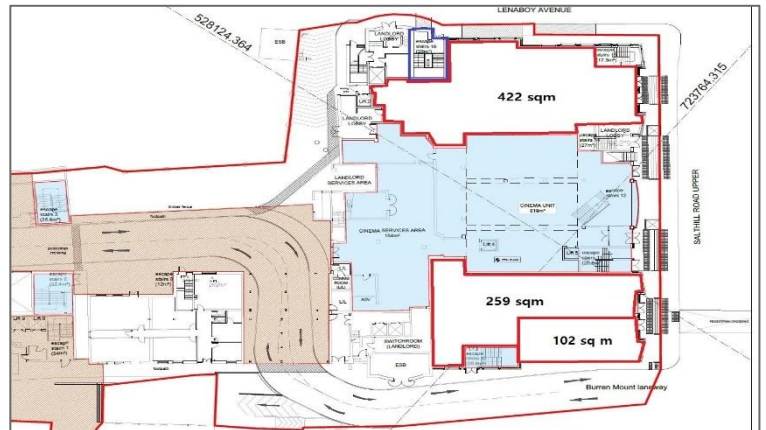
More specifically the subject unit is located on The Promenade which connects Blackrock Beach with the city centre. The promenade spans approximately 3km of coastline, overlooking Galway Bay and is an extremely popular amenity with locals and tourists all year round.

The Vision

- Food & Retail Units
- Fitness & Leisure Unit
- Fully Refurbished Scheme
- 10 Screen Cinema

Description

The subject units extending from 102 sq m (1,100 sq ft) to 422 sq m (4,542 sq ft). The units are accessed via own door entrances at street level and provide for a goods and service entrance at rear.



Car Parking

Approx. 350 basement car spaces

Lease

Flexible lease terms offered

Local Authority Rates

Not Yet Rated

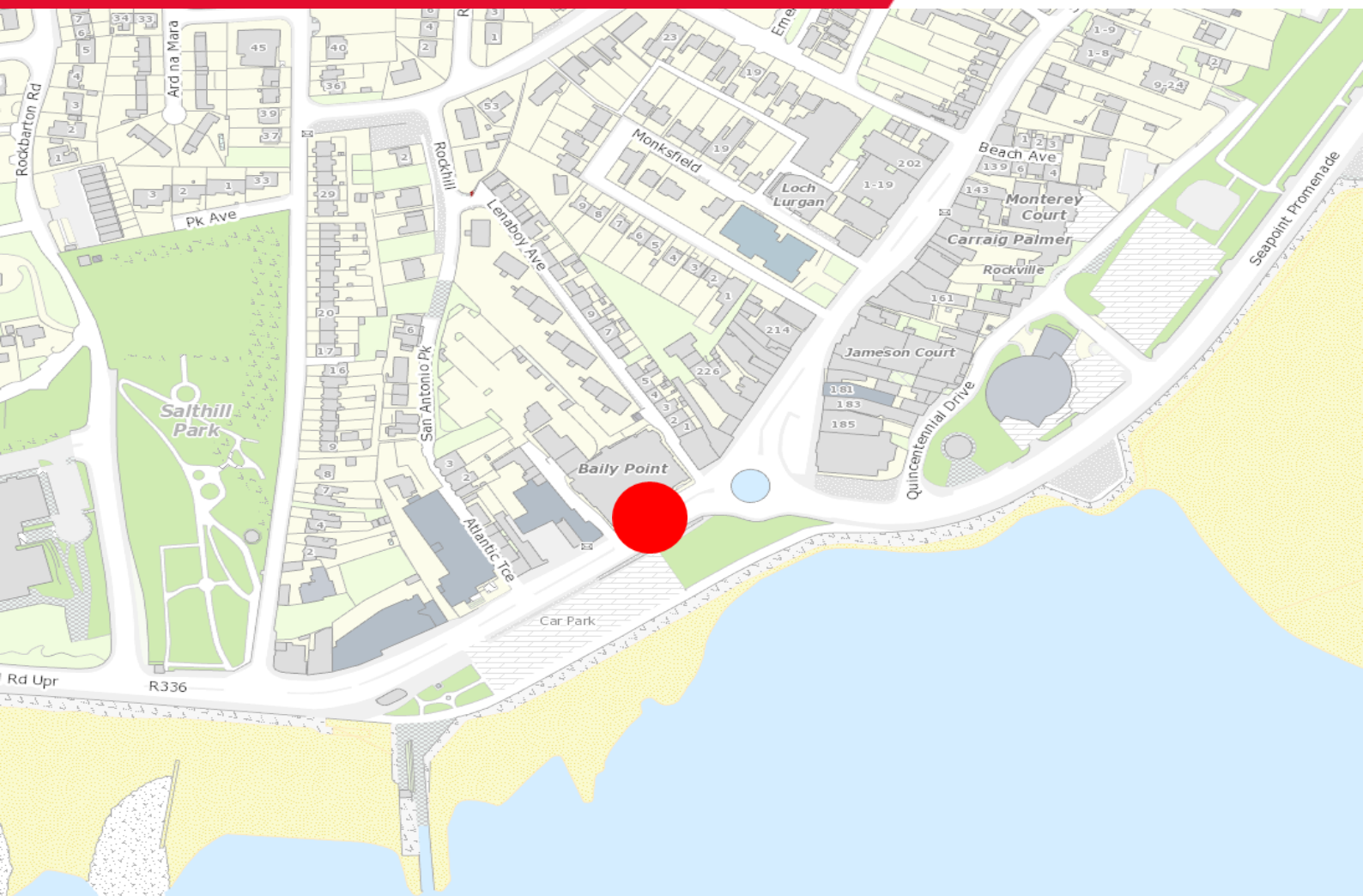
Service Charge

TBA

Accommodation

Floor	Sq M	Sq Ft
Ground	102	1,100
Ground	259	2,788
Ground	361	3,886
Ground	422	4,542

“BAILY POINT WILL BECOME THE HEART OF ENTERTAINMENT, FOOD & BEVERAGE IN SALTHILL, ONE OF THE MOST POPULAR SUBURBS IN GALWAY”



Building Energy Rating



Contact

George Brady
Email: George.Brady@cushwake.com
DD: +353 91 569 181

Patricia Staunton
Email: Patricia.Staunton@cushwake.com
DD: +353 91 569 181

Eircode

H91 K6X6

Rent

On Request

Viewings

Strictly by appointment only with sole letting agent Cushman & Wakefield