



# PROJECT ABBEGATE



FOR SALE

ABBEGATE STREET UPPER, GALWAY CITY CENTRE  
FORMER ELECTRIC AND HALO NIGHTCLUBS  
DEVELOPMENT OPPORTUNITY

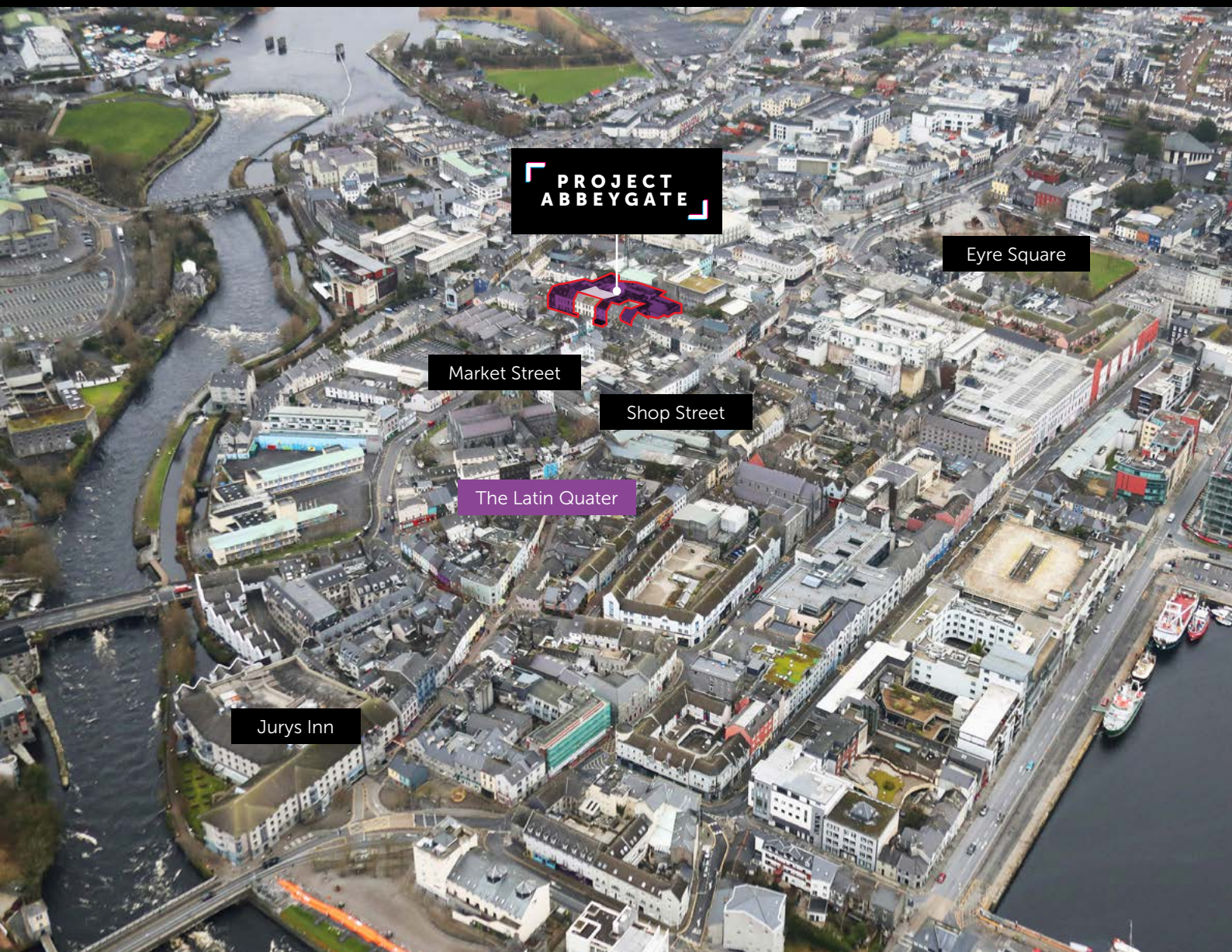
[www.projectabbegate.com](http://www.projectabbegate.com)



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# PROJECT ABBEYGATE

Galway is one of the brightest and most



The city is wild and bohemian, and at the same time full of culture, artistry, exceptional food and music. As well as being a popular seaside destination with long sandy beaches, Galway is also a thriving and cosmopolitan city centre. It is always a joy to explore with its wonderful cobbled streets, colourful shop facades, and its offbeat café/bar culture. Galway is also well known for its proliferation of festivals and civic events, with huge crowds gathering for the much-celebrated Galway International Arts Festival, the craic of the Galway Races, the spectacular Macnas Halloween Parade and numerous other events throughout the year.

[galwaytourism.com](http://galwaytourism.com)

intriguing jewels of the West of Ireland.



Galway Train & Bus Station

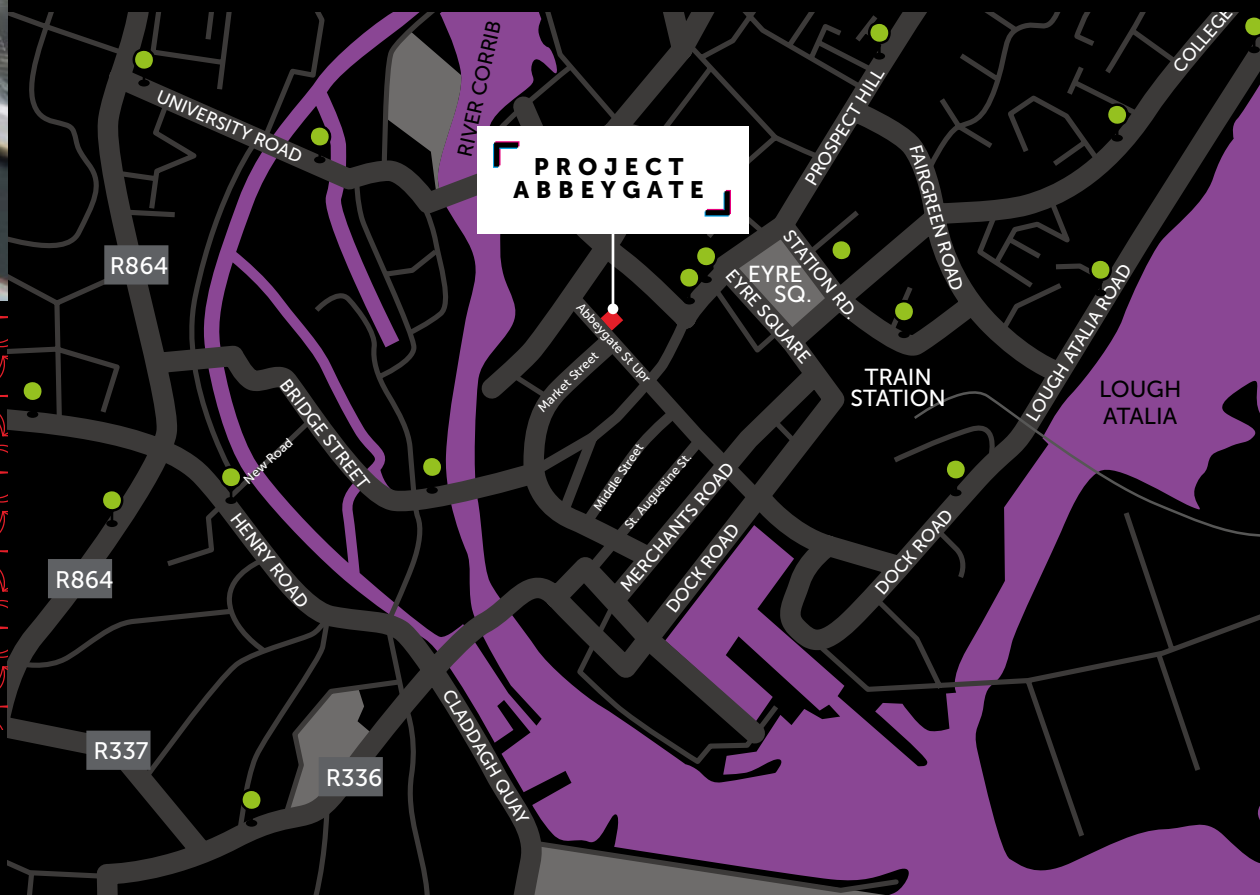
## A THRIVING YOUNG CITY

Project Abbeygate is located in the thriving, artistic city of Galway on the West Coast of Ireland. Galway is the third largest city in the Republic of Ireland, it is the cultural heartland of Ireland and is a bilingual and multicultural city.

The city has a very strong year-round leisure and entertainment trade due to a student population in excess of 22,500 and the city's worthy reputation as a popular tourist hub. Galway has many festivals and events throughout the year including the Galway Arts Festival and the Galway Racing Festival. According to Fáilte Ireland's "Key Tourism Facts 2019" which was published in March 2021 c. 3.9million tourists visited the West Region (Galway, Mayo, Roscommon) in 2019 of which 1.95 million of these came from overseas.

Project Abbeygate is situated at the junction of Market Street and Abbeygate Street in the heart of Galway City. Abbeygate Street runs north-south right through the city centre and intersects Shop Street approx. 75m south of the subject property.

This area of Galway is typical of the city's medieval charm with quaint, vibrant streets and a mix of retail and hospitality users in abundance. Other occupiers in the vicinity of the property include Cookes Restaurant; Finnegan's Restaurant; Lighthouse Café; Rituals; AIB and Born Clothing. The Galway General Post Office (GPO) also adjoins the property to the rear.



## DESCRIPTION

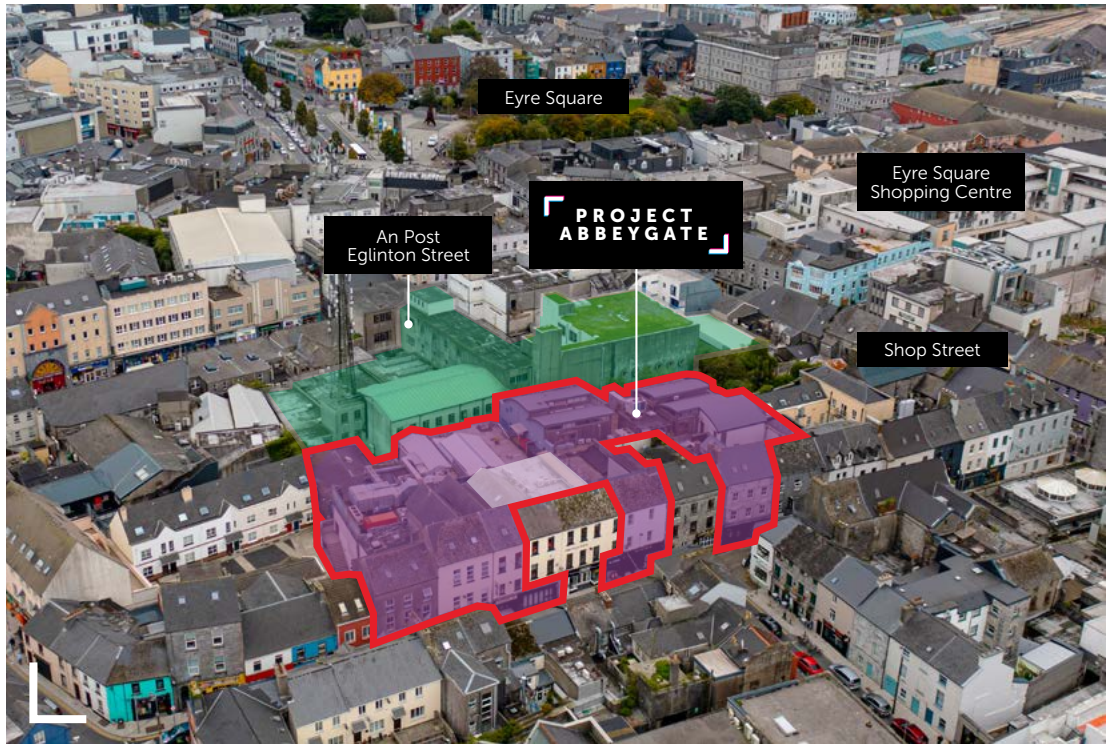
The property which currently houses the Electric Garden and Halo Nightclubs extends to a floor area of approximately 4,048 sq.m (43,564 sq.ft) over a number of levels. It has the benefit of significant frontage to Upper Abbeygate Street comprising all or part of a number of mid terrace 3 storey over basement commercial buildings. As well as housing night club areas these buildings also include retail and apartment accommodation.

The property has been developed over the years and extended into the large regular shaped rear site with significant two and three storey structures, constructed to form two modern open plan nightclubs, beer gardens, a restaurant and covered outside areas together with ancillary service accommodation to include storage, toilets, cold rooms etc as well as attractive modern office space.

The property incorporates Electric and Halo nightclubs together with the ancillary service accommodation and office accommodation. The property also includes 5 apartments (1X3 bed; 2X2 bed and 2X1 bed) and retail units situated in a number of buildings on Upper Abbeygate Street. The properties for sale include the following numbers on Upper Abbeygate Street: 21; 22; 24; 32; 36 (ground floor only); 38; 40 and 42. A number of these buildings are listed as Protected Structures.



# PROJECT ABBEYGATE



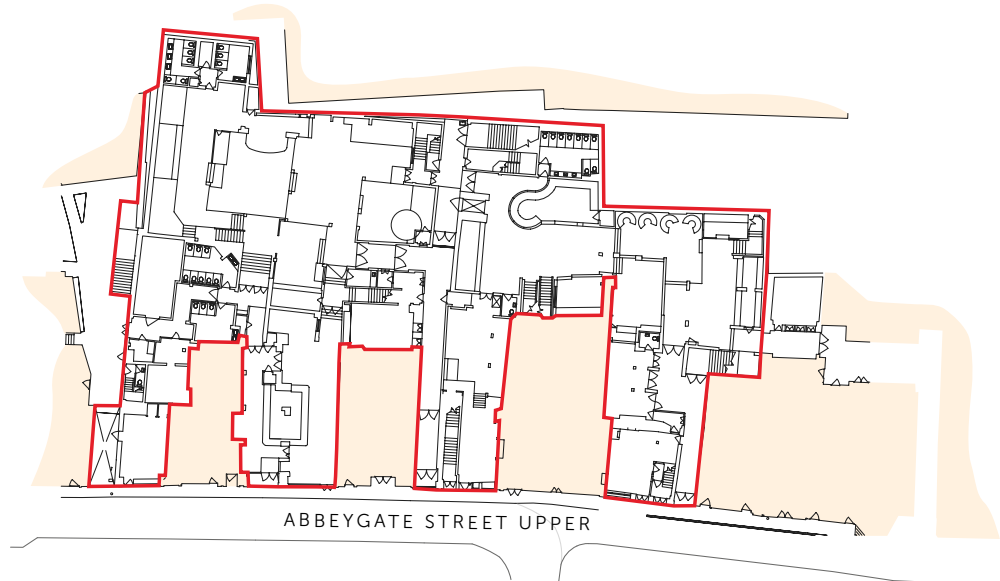
The property also benefits from a high quality fit out which sub divides the large open plan space into distinct sections providing an intimate and luxurious ambiance making use of some level changes to break up the space.

The property currently houses both Electric and Halo nightclubs and in the 25 years since operating as a nightclub has seen over 10 million people pass through its doors.

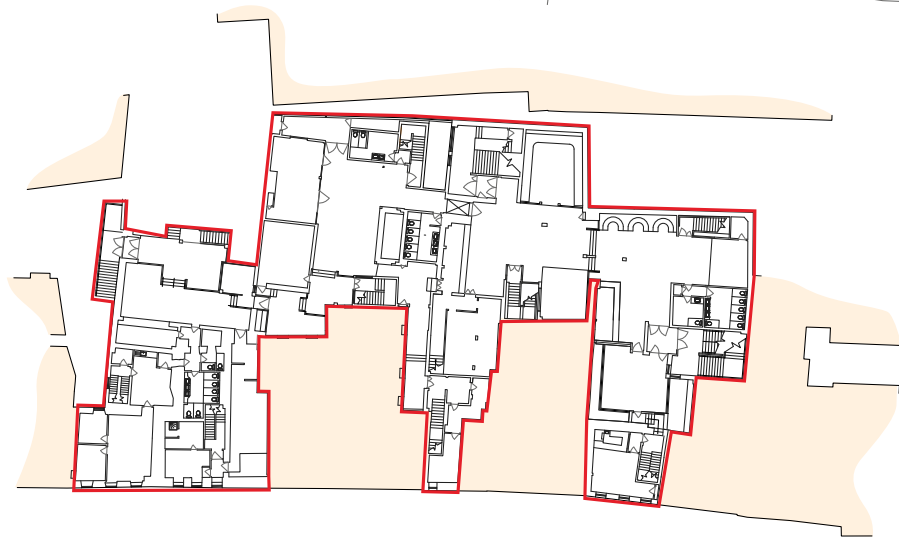


# FLOOR PLANS

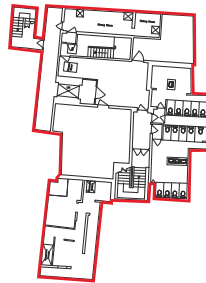
Ground Floor



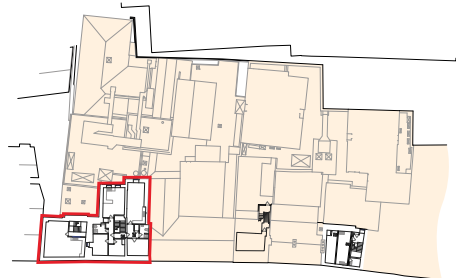
First Floor



Basement



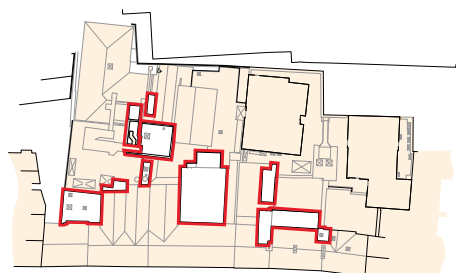
Third Floor



Second Floor



Roof



## Accommodation Schedule

Approximate Gross Internal Area (GIA)

Floor	Sq M	Sq Ft
Basement	338	3,638
Ground	1,614.34	17,376
First	1,354.19	14,576
Second	508.75	5,468
Third	232.86	2,506
<b>Total</b>	<b>4,048</b>	<b>43,564</b>

\*Any intending purchaser should satisfy themselves as to the correctness of these areas.

## DEVELOPMENT POTENTIAL



The property occupies a site of approx. 0.5 acres which is zoned "City Centre (CC)" under the Galway City Council Development Plan 2017- 2023. The zoning objective is to provide for city centre activities and particularly those, which preserve the city, centre as the dominant commercial area of the city.

The building and site would be suitable for a number of potential alternative uses due to its excellent location and city centre zoning. The property has extensive frontage to Abbeygate Street upper and is bounded by the An Post site to the North East.

The zoning is open to consideration for redevelopment for mixed use scheme to include office, hotel, residential etc.

# PROJECT ABBEYGATE

## BER



Further Details on  
Request

## PRICE

Price on  
Application

## WEBSITE

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