

TO LET

**Former McD's, Galway Crystal,
Merlin, Galway**



Former McD's, Galway Crystal, Merlin, Galway H91 NN56

1,559 sq m / 16,780 sq ft approx.

Property Highlights

- Former McD's Home and Garden Centre located within the Galway Crystal Facility in Galway City
- Located in a highly accessible & high-profile location on the old Dublin Road in Merlin, Galway
- The property comprises a large bulk retail space extending to approx. 1,559 sq m (16,780 sq ft)
- Also includes a covered exterior area extending to 872 sq m (9,390 sq ft) formerly used as a garden centre
- Ample on-site car parking
- BER Rating: E1

Contact

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The Location

The subject property forms part of the well known Galway Crystal Facility in Merlin on the east side of Galway City.

The property enjoys a high-profile position on the old Dublin Road approximately 8km east of Galway City Centre and opposite Merlin Park Hospital.

The area surrounding the site is primarily residential in nature and includes the well-established residential neighbourhoods of Roscam; Renmore; Merlin Park and Rosshill.

The property is easily accessible from all areas of Galway City being located on one of the city's main arterial routes.

Description

The subject property comprises of the former McD's Home and Garden Centre which includes a large bulk retail accommodation with adjacent external covered area which was most recently used as a Garden Centre.

The property is in good condition throughout and is available for immediate occupation. The unit has independent access or can also be accessed via the main shared Galway Crystal entrance.

Parking for the unit is by way of a large shared car park adjacent to the subject unit.

Accommodation	sq m (sq ft)
Retail Warehouse:	1,559 (16,780)
External Covered Area:	872 (9,390)
TOTAL:	2,431 (26,170)

BER details

BER Rating: E1

BER Number: 801022658

Performance Energy Rating: 110.478 kWh/m2/yr

Rent

On application

Viewings

View by appointment with the sole letting agents
Cushman & Wakefield



Cushman & Wakefield
2 Dockgate,
Dock Road, Galway
Tel: 091-569181

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Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.cushmanwakefield/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions.

PSRA Registration Number: 002222.