

FOR SALE

Unit 2 Loughrea Shopping Centre,
Loughrea, Co. Galway



Investment Opportunity, Unit 2, Loughrea Shopping Centre, Loughrea, Co. Galway

BER B2 D1

Property Highlights

- Investment opportunity located in Loughrea Shopping Centre situated on the western side of Loughrea Town and anchored by Supervalu and Aldi
- Unit 2 comprises a ground floor retail unit extending to a total of 1,207 sq m.
- The unit is subdivided internally to provide two retail units - one of which is vacant and one occupied by Power Sports (Tenant not Affected)
- Neighbouring occupiers include Aldi, World of Wonder, PetStop and Supervalu
- Parking for the shopping centre is by way of communal parking at ground and basement level

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The Location

The subject property comprises a commercial unit located within Loughrea Shopping Centre.

Loughrea is one of county Galway's largest towns and is located approximately 40km southeast of Galway City. The town has a population of 6,322 (Census 2022) and is the commercial centre for a large hinterland and catchment area.

Units 2 forms part of Loughrea Shopping Centre which is situated on the Athenry Road on the northwest side of the town. The Athenry Road is one of the primary arteries connecting Loughrea with Galway City and the subject units enjoy extensive profile onto the road. The main access to the scheme is via the Athenry Road with ample communal surface and basement parking available.



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Description

Unit 2 is located within the Loughrea Shopping Centre. Constructed in 2012 the scheme consists of retail; office and leisure uses and is anchored by Aldi and Supervalu.

Unit 2 is a mid terrace unit comprising ground floor accommodation and extends to a total floor area of 1,207 sq. m (12,992 sq. ft). It is of steel frame construction with a glazed frontage facing onto the car park. Rear access is provided for deliveries which is accessed via the Athenry Road.

The unit has been subdivided to provide two separate retail units – one of which is vacant and the other occupied by Power Sports.

The vacant unit comprises a fully fitted retail shop with ancillary storage – it was most recently occupied by a clothing retailer.

Power Sports is fitted to a good standard with adjacent storage and staff areas.

Parking for Loughrea Shopping Centre is via communal parking at both surface and basement level.



Tenancies (Tenants Not Affected)

Unit 2	Occupier	Rent (pa)	Lease	Area (sq m) GIA
2A	Vacant	-	-	951
2B	Power Sports	€28,815	22 yr from June 2021	256
TOTAL		€28,815		1,207

* Net Rents excluding rates; service charges

BER details

B2 – D1
Further Details Available on Request

Viewings

Viewing by appointment with the sole sales agent Cushman & Wakefield

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