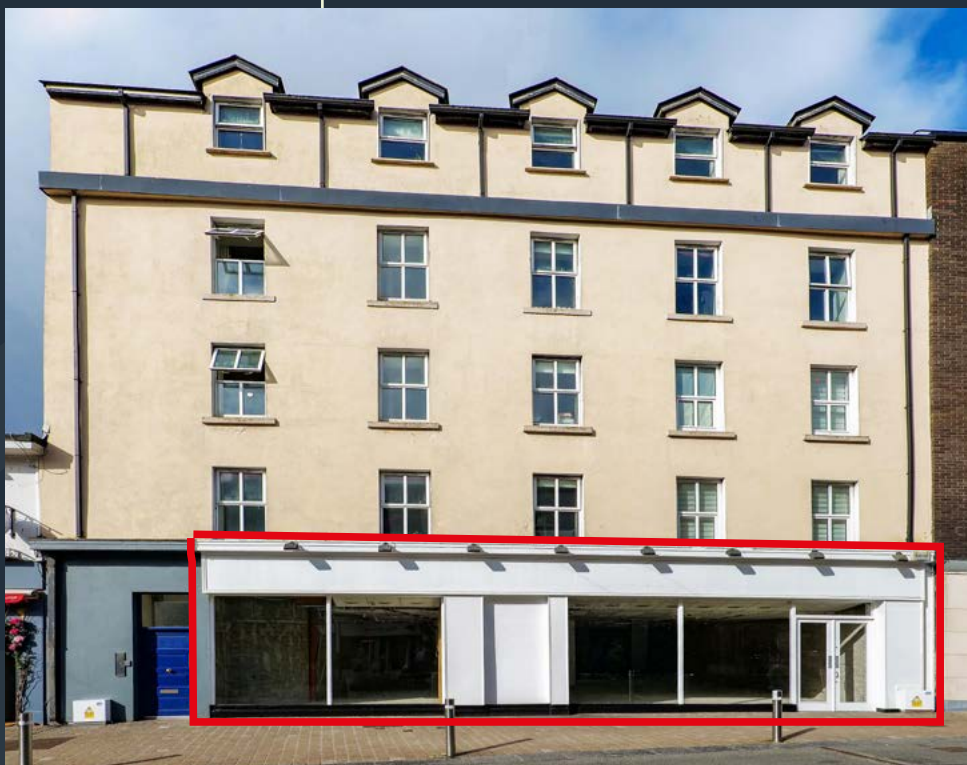


19
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MAINGUARD
STREET
GALWAY



TO LET - HIGH PROFILE UNIT
IN THE HEART OF GALWAY

 **CUSHMAN &
WAKEFIELD**

BER C1

19/21

KEY HIGHLIGHTS



Located in the heart of Galway's prime retail area



High Profile property with substantial 12-metre frontage on a busy, high-traffic retail street in the centre of Galway

RIVER ISLAND
TOMMY HILFIGER

Other occupiers in the vicinity include River Island, Tommy Hilfiger, Anthony Ryan's, VILA and Schuh.



An regular shaped open ground floor retail unit with the added advantage of a large, adaptable basement storage space.



Ground Floor of 203.6 sq m with 160 sq m at Basement





LOCATION

Galway is the largest urban centre and the premier retail and leisure destination on the west coast of Ireland, with a population of 360,000 within a 60 km radius. The city is extremely popular with tourists, both domestic and international, with Tourism Ireland reporting pre covid levels of 1.7 million international tourists and 1 million domestic visitors to Galway city and county.

The city has a young, vibrant and highly skilled workforce, underpinned by its two 3rd level institutions National University of Ireland, Galway (and Galway Mayo Institute of Technology (with a combined student population of approx 25,000).



Population of
360,000
within a 60 km radius



Tourists:
1.7 million
international and
1 million
domestic (pre-covid)



DESCRIPTION

The subject property comprises a ground floor retail unit with an ancillary basement storage space. The ground floor extends to 203 sq m (2,192 sq ft) with 160 sq m storage at the basement level. The subject property enjoys a prime and highly visible position on Mainguard Street with approximately 12m frontage.



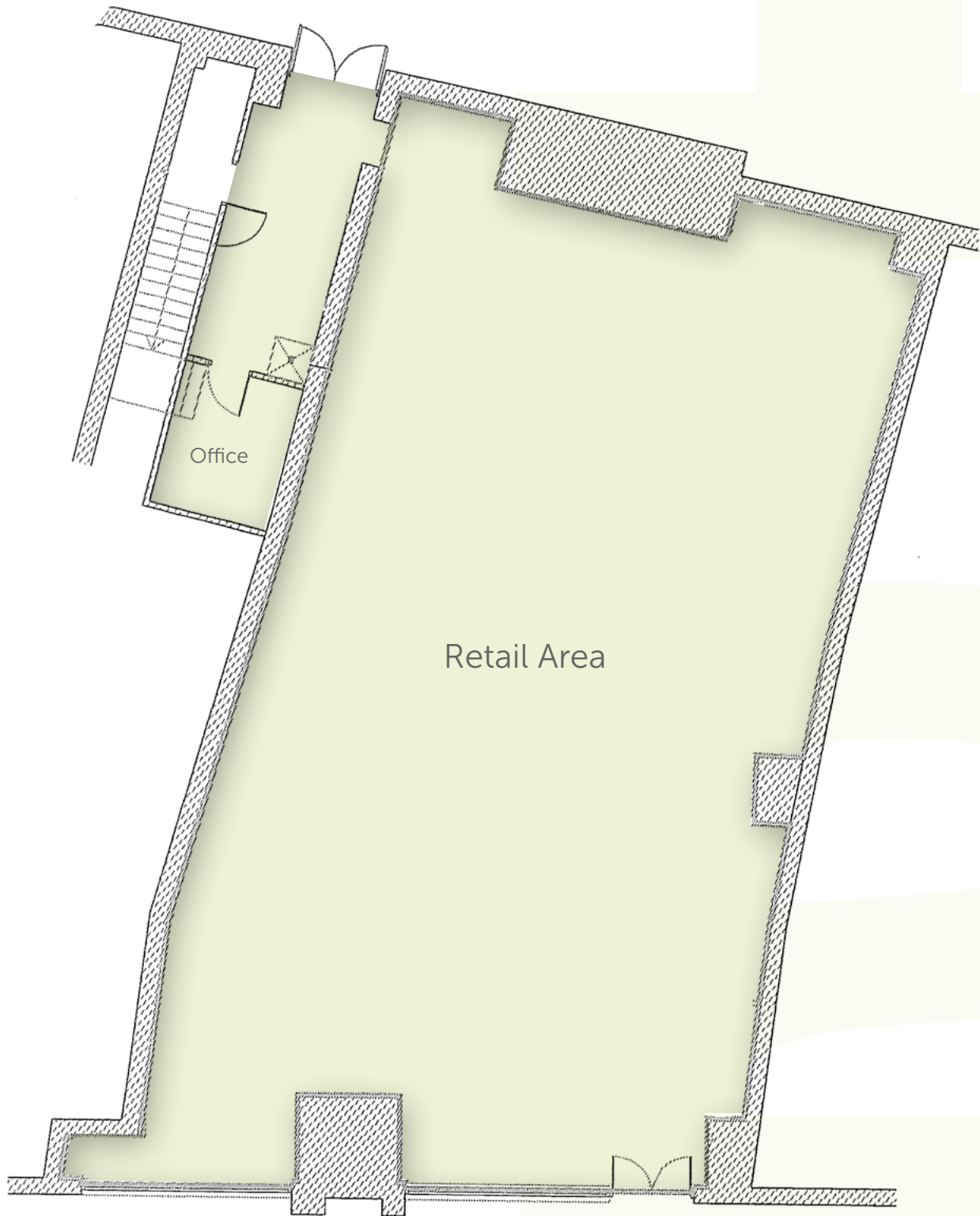
19/21
Internally the ground floor is laid out as an open plan retail unit previously traded as a Euro Giant shop. The basement level comprises good quality storage space, providing a spacious and flexible storage layout with no internal walls.



The property has a rear access onto Churchyard Street which can be used as a service entrance/fire escape. External finish comprises a large glass shop front with double door public access.



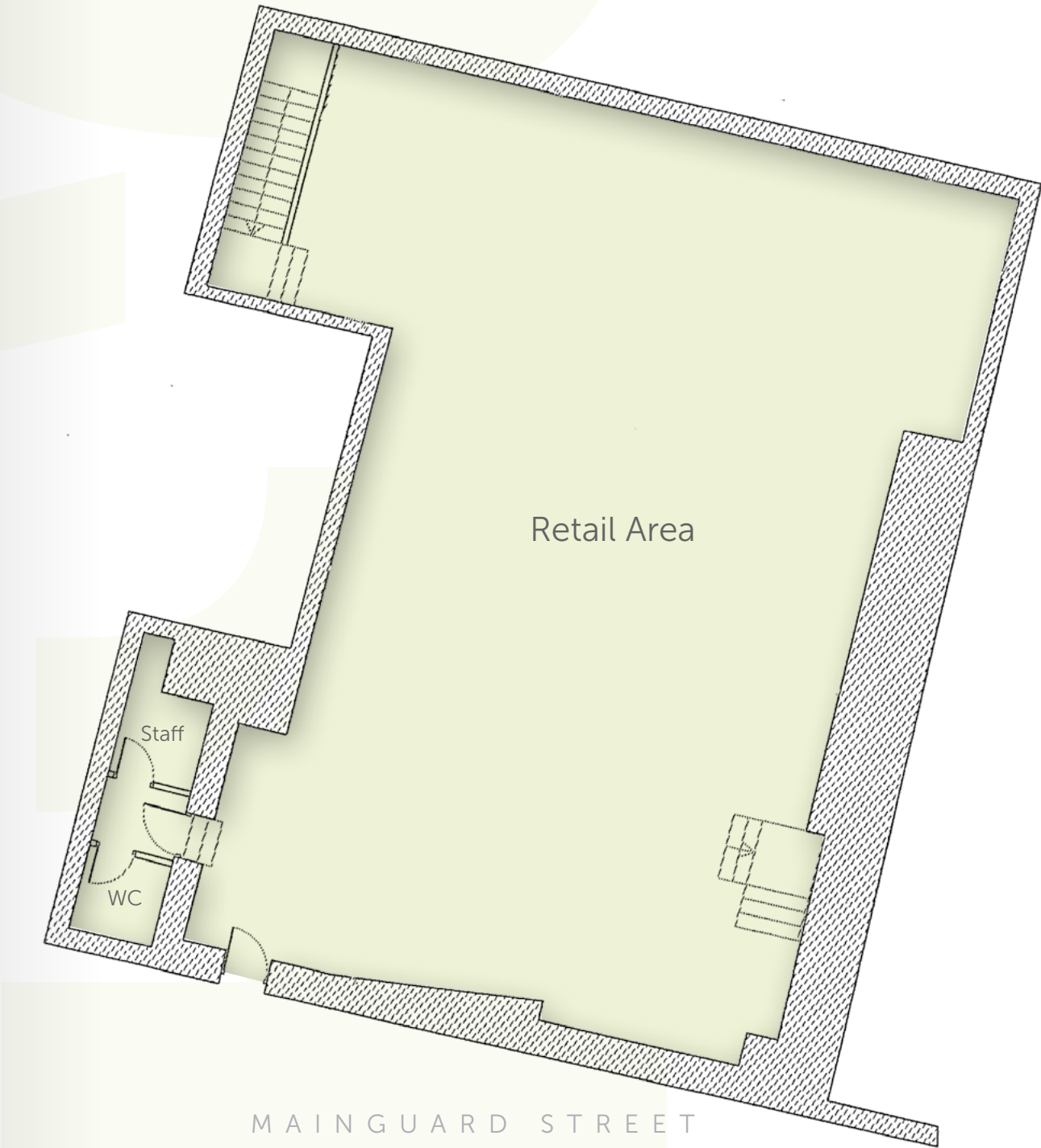
FLOOR PLANS



GROUND FLOOR

ACCOMMODATION SCHEDULE

Ground Floor	203.6 sq m
Basement	160 sq m



BASEMENT

19 21

MAINGUARD
STREET
GALWAY

AGENT



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We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information.

