

**FOR SALE**

**57 Main Street, Loughrea,  
Co. Galway, Co. Galway**



**57 Main Street, Loughrea, Co. Galway,  
376 sq m / 4,047 sq ft approx.**

### **Property Highlights**

- The property comprises a self-contained office and retail building extending to 4,047 Sq Ft
- Excellent Investment Opportunity situated in a prime location in Loughrea
- The property occupies a strategic and high-profile presence on Main St, Loughrea
- The Property benefits from a large yard at the rear of the property.
- Tenants not affected

### **Contact**

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## The Location

Loughrea is a medium sized town located to the east of Galway County approximately 40 km east of Galway City and 55 km south west of Athlone. Loughrea has a population of 5,542 persons (Census 2016). The town is connected to the M6 motorway via the N65.

The subject property is located on Main Street and occupies a good pitch on the street, the property also has the benefit of car access to a rear yard from Main Street, we understand ESB have a right of way of this entrance. There is on street parking along Main Street.

## Description

The subject property comprises of three storey terrace property on Main Street. The ground floor An Post has direct access from Main Street and to the rear of the trading store there is a sorting office, staff canteen, wc facilities and storage.

The first-floor & second-floor accommodation are accessed from a stairwell just off the retail unit and from a door on the side laneway to the rear yard.

## Schedule of Accommodation

Suite	sq m	sq ft
Ground Floor	184	1,980
First Floor	96	1,033
Second Floor	96	1,033
Total	376	4,047

## Tenancies (Tenants not affected)

We understand the property is occupied by An Post and has a rent of €13,052 per annum. There is no current lease in place.

## Town Planning

The property is located in an area zoned C1 which is defined as "Promoting the development of the Town Centre/Commercial

## BER details



## Price

€275,000

## Viewings

View by appointment with the sole agents Cushman & Wakefield.



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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.