

## TO LET

### Kiosk 11, Eyre Square Shopping Centre



- Retail Kiosk in Galway's busiest Shopping Centre
- Anchor Tenants include; Penneys, New Look, Dunnes Stores & JD Sports
- 100 meters from Shop Street, Edward Square & Eyre Square
- Located on the Ground Floor Level of Eyre Square Shopping Centre opposite Dunnes Stores
- Neighbouring retailers include; XL Newsagents, Specsavers, Costa Coffee, New Look, JD Sports
- Available immediately

#### RETAIL UNIT INFORMATION

Area	14.25 Sq M / 153.54 Sq Ft
BER	C1
Lease Term	15 Years
Rent	€25,000 net p.a.
Service Charge	€1,381.27 net p.a.
Insurance	€149.24 (2018)
Commercial Rates	€1,911 p.a.
Eircode	H91 T275



#### TM PROPERTIES

Unit 5 Town Park House, Town Park Centre, Tuam Road, Galway.  
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### LOCATION & OVERVIEW

Excellent retail opportunity located on the Ground Floor of Eyre Square Shopping Centre, in the heart of Galway City. This self contained retail unit benefits from prominent frontage and is adjacent to the newly developed entrance of this popular shopping centre entering via Eyre Square.

The Centre boasted an annual footfall of 13 million approx. in 2018 and has a multi storey carpark of 500 spaces. Galway City is a popular tourist destination with over 2.5 million visitors p.a. and will be the European Capital of Culture in 2020. It is home to two universities and a number of 3rd level institutes with in excess of 22,500 students.

Viewing is by appointment only with Agents, Tarpey Maloney.

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