

TO LET (By Sublease/Assignment)

MODERN RETAIL UNIT



THE GLEN, WATERFORD CITY CENTRE

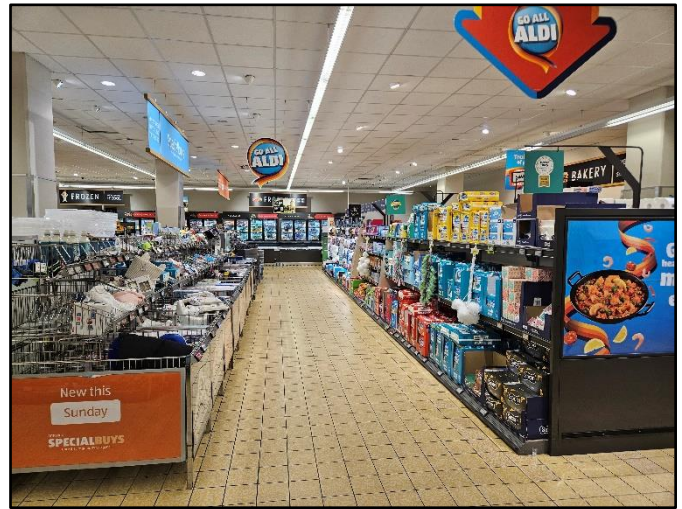
- High Profile Location in Waterford City Centre.
- Single Storey Purpose-Built Open Plan Retail Store
 - 1,470 sq. m. (15,823 sq. ft.)
 - Fully Fitted (ready for immediate occupation)
- Multi Storey Car Park Overhead – 1-Hour Free Parking for Customers
 - City Centre Location close to the Quays.
 - Existing Tenant Relocating

Location:

- City Centre location less than 500m from Edmund Rice Bridge.
- Surrounding area is mixed use including retail, hotel, and residential.
- Waterford City - Population of c. 60,000.
- Nearby occupiers include Revenue Offices, HyperCentre Shopping Centre (anchored by Supervalu) with the City Centre within easy walking distance.

Specification:

- Modern purpose-built discount retail store with ancillary off-licence.
- Accommodation provides open plan retail store, rear warehouse & staff facilities.
- Fully fitted ready for immediate occupation.
- Direct lift access from Multi-Storey Car Park.
- 1-hour free parking for customers.
- Dock leveller accessed from Glass House Lane.
- Significant Frontage / Profile.



Key Details:

Commercial Rates:

2024 Rates Payable: €39,462

Service Charge:

On Application

Lease Term:

Available by way of sublease / assignment.

Rent:

On Application.

BER:

BER Rating: D1

BER No: 800920589

BER D1

Viewing:

Strictly by appointment via the sole letting agent.

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Schedule of Accommodation: (GIA)

	SQ. M	SQ. FT.
Retail & Stores	1,470	15,823

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