



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE Excellent Opportunity To Acquire Prominent
Town Centre Retail Unit With Office Suite

90 Upper Main Street, Letterkenny

LOCATION / DESCRIPTION

Letterkenny is recognised as the largest town within the county of Donegal with a resident population of 19,588 persons. Letterkenny provides an Urban Centre for the surrounding locality providing necessary commercial, educational, health and recreational facilities. The City of Derry is located approximately 20 miles to the East, forming a major economic core to the North West of Ireland.

The subject unit occupies a prominent position fronting Main Street, a prime retail area within the town. Excellent opportunity to acquire prominent town centre retail unit with separate own door office accommodation above.

Viewing highly recommended and by appointment only.

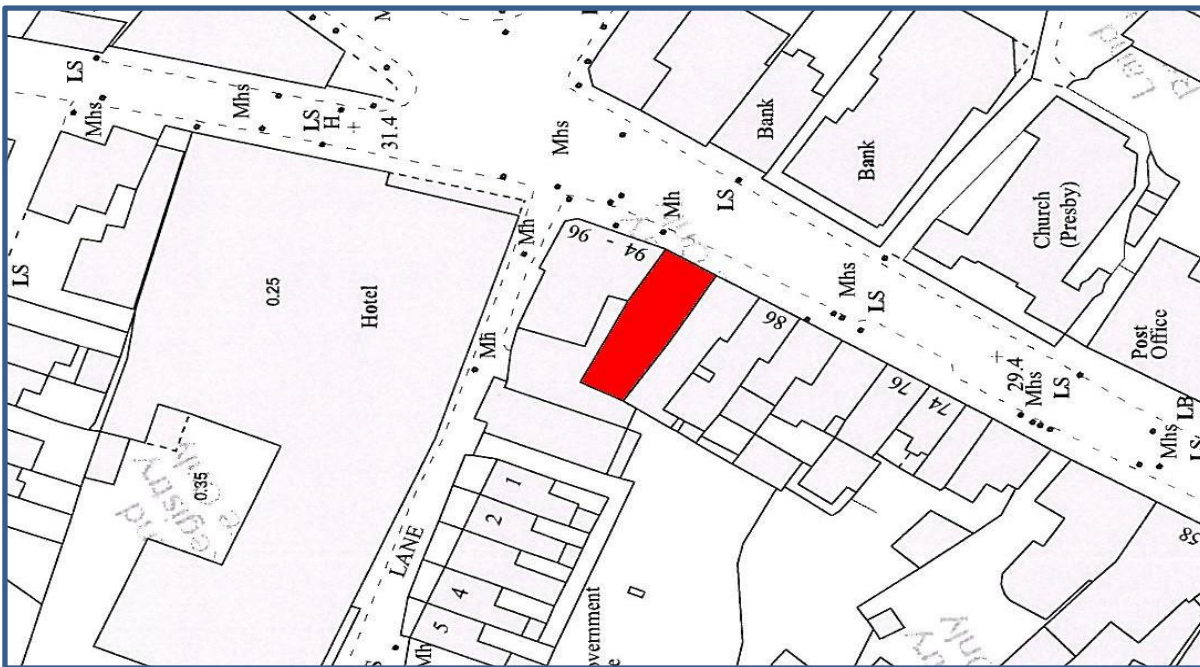
ACCOMMODATION

GROUND FLOOR		
RETAIL	84.9 sq m	914 sq ft
Store	9.3 sq m	100 sq ft
DISABLED WC FACILITIES	-	-
FIRST FLOOR		
GROSS INTERNAL AREA	109.0 sq m	1,176 sq ft
WC Facilities	-	-
TOTAL:	203.2 sq m	2,190 sq ft

BER

Building Energy Rating Pending





OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



SALES DETAILS

PRICE:

Offers Over €315,000

TITLE:

Assumed Freehold or Long Leasehold

Rates

We are advised by the Valuation Office Ireland that the current Commercial RV for the subject is: €52.06

Current Annual Rate on Valuation is: €68.39

Rates Payable 2018 is €3,560

Note – The Small Business Grant Scheme gives a grant of up to 5% of the annual rates demand (excluding arrears), subject to a maximum annual grant of €250 and subject to certain terms and conditions being met.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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