



FOR SALE Prominent Main Street Ground Floor Retail Unit
**Unit 2, 29/43 Upper Main Street, Letterkenny,
Co. Donegal**



OKT
O'CONNOR KENNEDY TURTLE

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 with excellent frontage onto Main Street, a prime retail area within the town. The subject offers retail and storage space at ground floor level. The property is finished to a good standard featuring suspended recess lighting and wood effect flooring.

Viewing highly recommended and by appointment only.

ACCOMMODATION

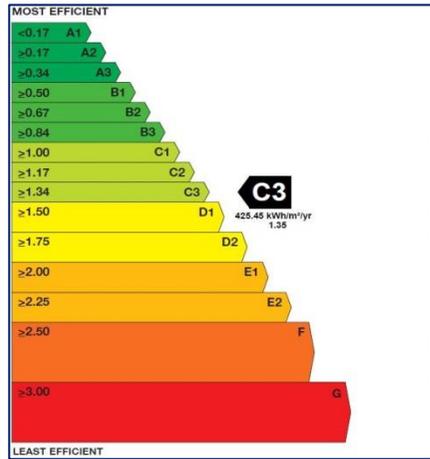
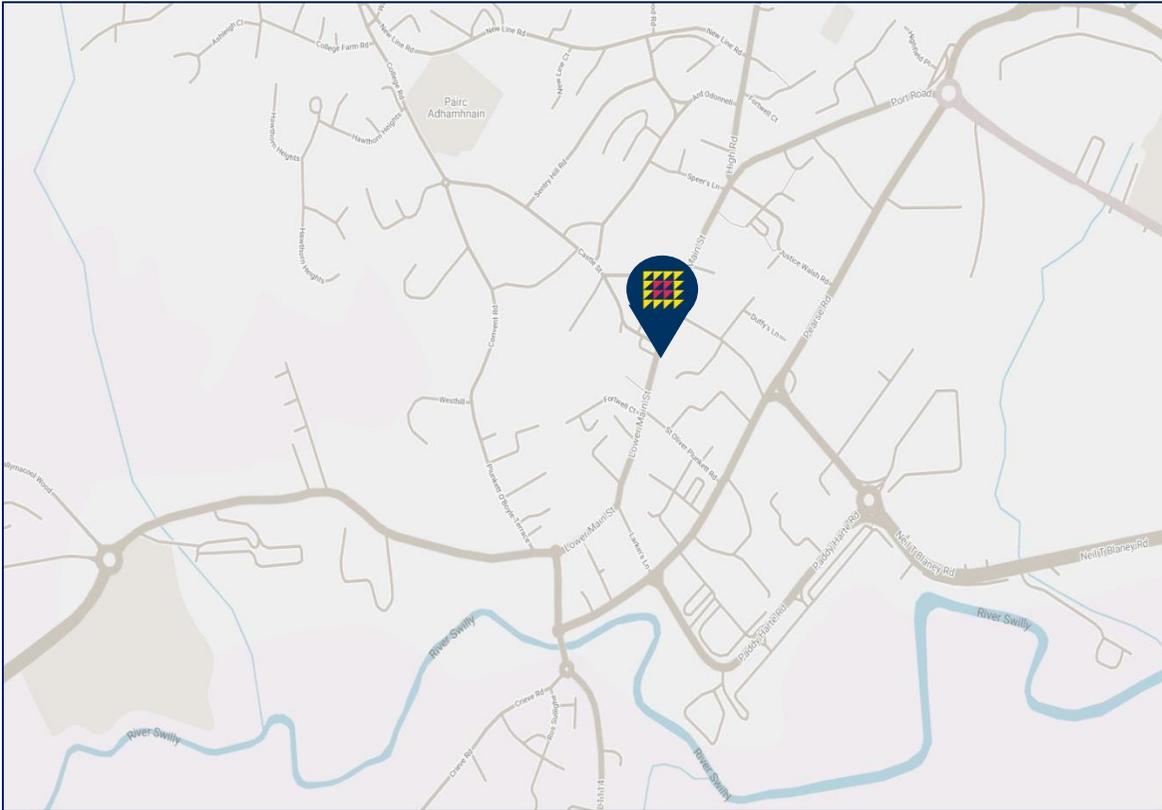
DESCRIPTION	AREA m ²	AREA sq ft
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GROUND FLOOR		
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Retail	135.3	1,460
Storage	15.7	169
Storage	7.2	77
Storage	6.0	65
Kitchen	9.5	102

TOTAL	173.7 m²	1,873
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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

SALES DETAILS

PRICE: Offers Over €275,000
TITLE: Long Leasehold

NAV

We are advised by the Valuation Office Ireland that the current Commercial RV for the subject is : €126.97

Current Annual Rate on Valuation is: €71.81

Rates Payable 2019 is €9,118

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

VAT

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

FURTHER DETAILS



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Our Ref: MB/RM/C4195

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.