

**45 Upper Main Street
Letterkenny
Co Donegal
F92 K167**

**Sherry
FitzGerald
Rainey**



To Let

€20,000 per annum

BER Exempt

Description

Impressive commercial property extending to 255 sq m (2,745 sq ft) and enjoying a prime location in the heart of Letterkenny's main commercial thoroughfare. Nearby occupiers include Dillon's Hotel and multi-storey carpark, Lifestyle Sports, Cardland, Magees Pharmacy, Superdrug and Post Office. There is an enclosed yard to the rear which is accessed via a gate from the laneway to the side of the building.

Located on the west side of Upper Main Street, close to its junction with Church Lane and proposed Cathedral Quarter, the property is a part two storey and part three storey end of terrace building, formerly in use as a bank, Turf Accountants and office premises. The entire building is currently vacant and available for immediate occupation. To the rear there is an enclosed private carpark, accessed from the roadway leading to the nearby "Dillon's Hotel" multi-storey public carpark.

Accommodation

Floor	Description	Area Sq M
Ground Floor	Former banking hall, general office, two private offices, filing area strong room and kitchen.	100.40
First Floor	Seven private offices with ancillary accommodation	100.00
Second Floor	Two offices and store	55.50

Special Features

- Impressive building enjoying a prime commercial location.
- Private carpark.
- Period building with many attractive features.
- Suitable for a variety of commercial uses.

Commercial Rates

The property has a Rateable Value of €111.74 with a rate per Euro of €68.39. Total Rates Bill for 2016 is €7,641.89.

Services

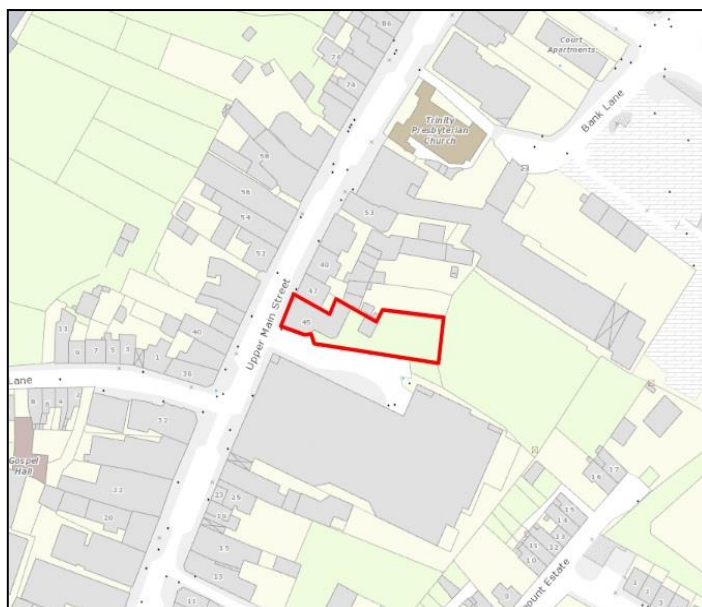
We understand that all mains services are connected.

Viewings

Strictly by appointment with the sole letting agent.

Map

Location of 45 Upper Main Street, Letterkenny is highlighted in red. Map is for identification purposes only.



Directions

Driving / walking along the one-way traffic flow, the property is located on the left shortly after The Post Office and shortly after Paddy Power Bookmakers, immediately before Dillon's Hotel.

Latitude: 54.9508859, Longitude: -7.736634 (copy into Google Maps for location / streetview).

Sherry FitzGerald Rainey

45 Port Road, Letterkenny, Co Donegal.

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Negotiator: Kiara Rainey ASCSI ARICS RICS Registered Valuer



Conditions to be noted:

- 1 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
- 2 The vendor does not make or give Sherry FitzGerald Rainey or its staff authorised to make or give any representation or warranty in respect of this property.
- 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
- 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
- 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
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