

Castlebar

To let

on behalf of

Unit 4 Hopkins Rd, Garryduff, Castlebar, Co.
Mayo F23 XC61



Passing Rent
€155,000 pa



Size
13,869 sq. ft.



Prominent location
Castlebar Town Centre



Planning
Town Centre



Parking
**Mixture of Free and Paid
Parking Spaces in the
Vicinity**

Get more information

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Retail Premises to Let

Unit 4 Hopkins Rd, Garryduff,
Castlebar, Co. Mayo F23 XC61

Location

Castlebar is a market town located in the west of Ireland and is Co. Mayo's largest town. Castlebar is located approximately 78 km north of Galway, 8 km west of Sligo and 236 km north-west of Dublin.

The town is served by a number of major transport routes including the N5 (Dublin – Westport) and the N60 (Roscommon – Castlebar). It is also served by the Westport to Dublin railway line and is approximately 32 km south of Knock Airport.

The subject property is located on Hopkins Road in the centre of Castlebar town. This unit forms part of a parade of retail units which occupiers include **Pamela Scott, Specsavers, Apache Pizza, Paul Bryon Shoes etc**, while **Tesco** and **Dunnes Stores** are located directly adjacent to the subject unit.

Accommodation

The premises is arranged over a single floor providing the following approximate floor area:

Floor	Area (sq. ft.)	Area (sq. m.)
Ground	13,869	1,288
Total	13,869	1,288

Passing Rent

€155,000 per annum

Lease Terms

Available by way of an assignment of the existing lease due to expire on 25th October 2030 with a tenant break option on 25th October 2025.

Planning

The premises falls within the "Town Centre" category in the Mayo County Development Plan 2022 – 2028.

Interested parties should carry out their own due diligence in this regard.

Commercial Rates

We understand that the property is assessed as follows:

Rateable Value:	€395.00
2023 ARV:	78.42
Rates Payable:	€30,975.90

Interested parties should carry out their own investigations.

Current Service Charge

€7,808 per annum

BER

The Building Energy Rating (BER) for this property is G.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT, if applicable, will be charged at the standard rate.

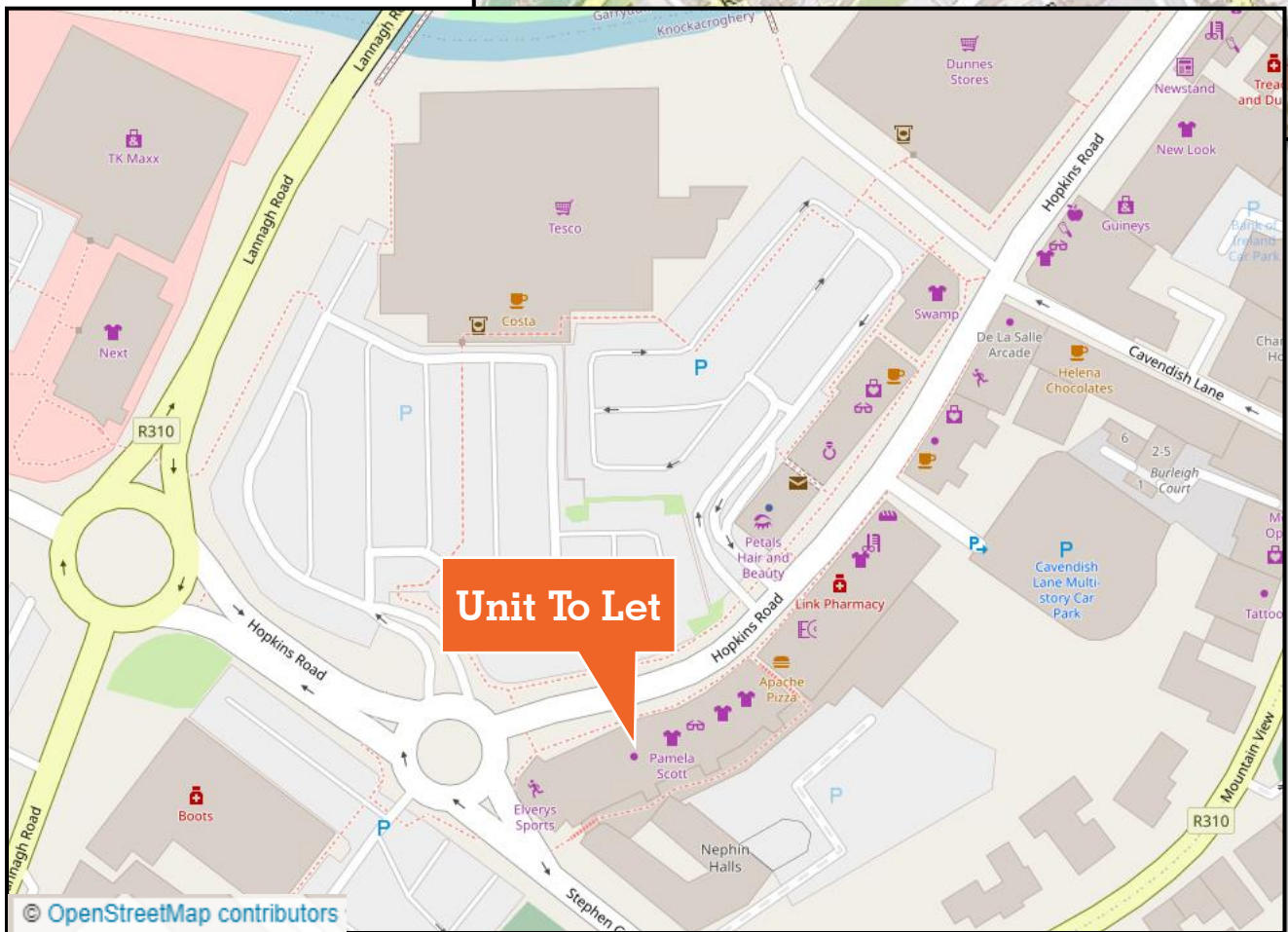
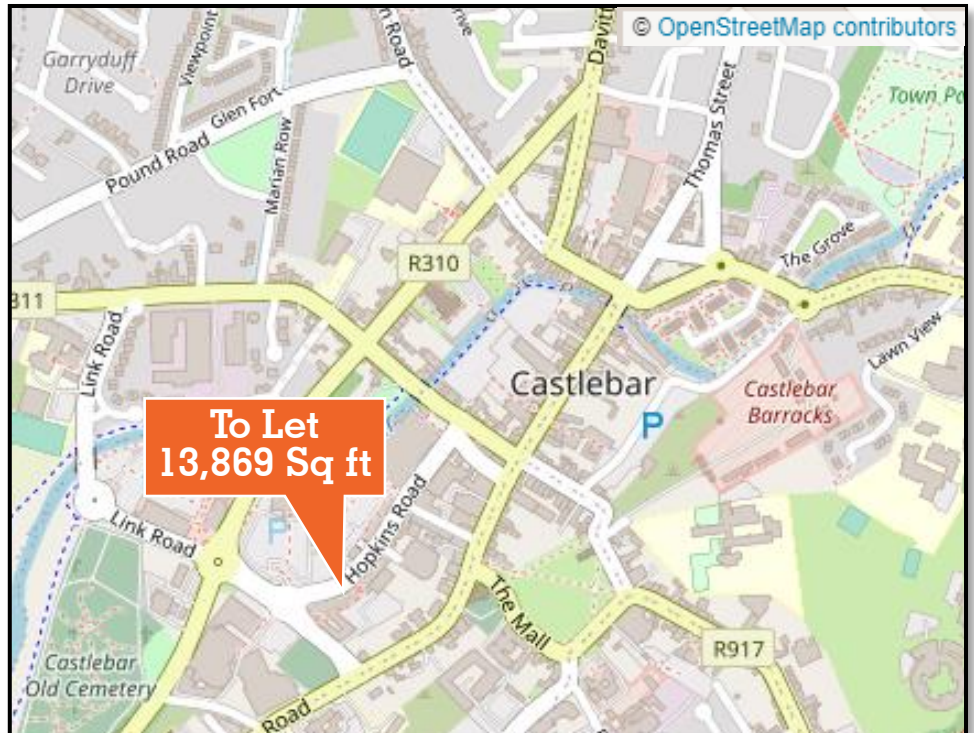
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[Sainsbury Properties](#)

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To find out more, scan the QR code or please contact one of our team



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2. Identification and verification of ultimate beneficial owners.
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