

# Letterkenny

To let

on behalf of

Unit 11/12, Letterkenny Retail Park, Paddy Harte Rd, Oldtown, Co. Donegal F92 V820



Passing Rent  
**€150,000 pa**



Size  
**17,029 sq. ft.**



Prominent location  
**Letterkenny Retail Park**



Planning  
**Town Centre**



Parking  
**660 Free Parking Spaces**

## Get more information

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# Retail premises to let

Unit 11/12, Letterkenny Retail Park, Paddy Harte Rd, Oldtown, Co. Donegal F92 V820

## Location

Letterkenny is the largest town in Co. Donegal and the province of Ulster. The town is situated approximately 30km west of Derry City and is served by the N14, N13 and N56 national primary roads. Letterkenny is home to a third level institute - Atlantic Technological University Donegal. Major employers in the town comprise a mix of state bodies and multinational organisations including Letterkenny University Hospital, Letterkenny Town Council, Department of Social and Family Affairs, Boston Scientific and Pramerica.

Letterkenny Retail Park was developed in four phases and is situated on Paddy Harte Road. Phase 2 (where the subject is located) and Phase 4 form a single long parade of 14 units with a strong tenant line up including **H&M, TK Maxx, Next, New Look, River Island, M&S, Dealz**, etc.

## Accommodation

The premises are arranged over two floors providing the following approximate gross internal floor areas:

| Floor        | Area (sq. ft.) | Area (sq. m.) |
|--------------|----------------|---------------|
| Ground       | 9,802          | 911           |
| First        | 7,227          | 671           |
| <b>Total</b> | <b>17,029</b>  | <b>1,582</b>  |

## Passing Rent

€150,000 per annum

## Lease Terms

Available by way of an assignment of the existing lease due to expire on 1<sup>st</sup> October 2024.

## Planning

The premises falls within the "Town Centre" category of the Donegal County Development Plan 2018 – 2024.

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

## Commercial Rates

We understand that the property is assessed as follows:

|                        |                   |
|------------------------|-------------------|
| <b>Rateable Value:</b> | <b>€475</b>       |
| <b>2023 ARV:</b>       | 71.81             |
| <b>Rates Payable:</b>  | <b>€34,109.75</b> |

**Interested parties should carry out their own investigations.**

## Current Service Charge

€14,962 per annum

## BER

The Building Energy Rating (BER) for this property is D2.

## 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.

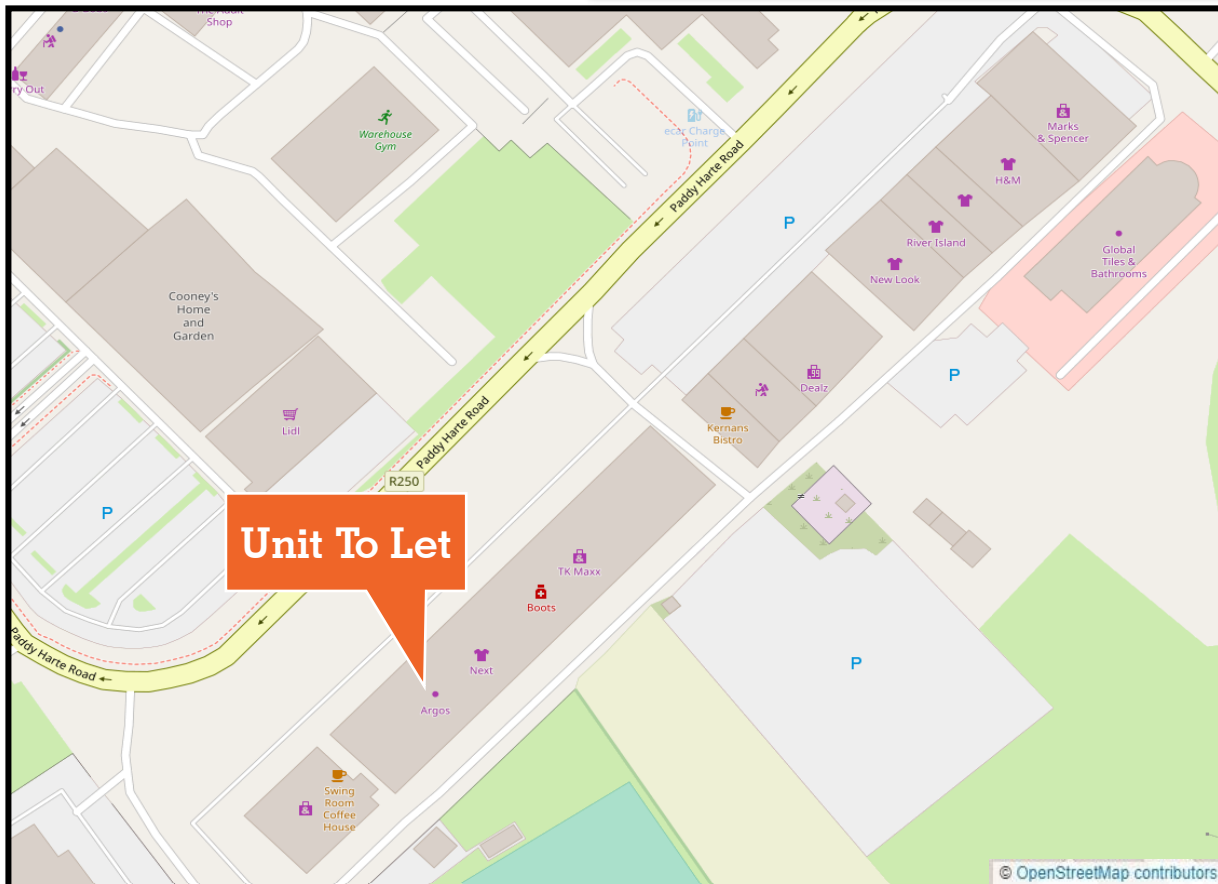
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[Sainsbury Properties](#)

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# Retail premises to let

Unit 11/12, Letterkenny Retail Park 2, Paddy Harte Rd, Oldtown, Co. Donegal F92 V820



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