

FOR SALE BY PRIVATE TREATY

**FORMER AIB BANK PREMISES,
LOWER NEWCASTLE ROAD,
GALWAY CITY.**

**HIGH-PROFILE COMMERCIAL PROPERTY,
c. 635 sq. m**

FOR SALE

01 678 0400



- Modern commercial premises situated close to Galway city centre.
- Former retail bank & office building, now suitable for many alternate uses (spp).
- Generous on-site, off-street car parking for c 17 vehicles.
- High profile onto Newcastle Road.
- Conveniently located to NUIG and University Hospital Galway.

FOR SALE



LOCATION



DESCRIPTION

The former AIB premises on the Lower Newcastle Road comprises a modern, purpose-built retail banking and office facility over 2 floors with generous carparking on-site. The building benefits from a stylish design and has excellent profile to passing traffic. The location is close to both NUIG and the University Hospital. The property is likely to be of interest to a broad range of parties, including owner-occupiers & investors.

3 Mount Street Crescent
Dublin 2

Tel (01) 678 0400

Email: info@brownecorrigan.ie
Web: brownecorrigan.ie
PSRA no: 004232

FOR SALE



FEATURES

- High profile modern property, constructed c 2000/2001
- Purpose built banking and office premises
- High profile to passing traffic
- Close to NUIG and University Hospital
- Fully fitted to include air-conditioning, IT and security installations
- Car parking on-site via secure access barrier
- Internal partitioning to a high standard
- Suspended ceilings with recessed lighting and a/c
- Concrete floors with floor boxes
- Contemporary design incorporating stone, glass and steel

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PLANNING

The property was developed by AIB in c 2000/2001. Planning reference Galway City Council, 99/757.

ACCOMMODATION*

We understand that gross internal floor areas are as follows

LEVEL	Sq. M	Sq. Ft
GROUND	c 372.75 sq m	c 4,012.00 sq ft
FIRST	c 263.09 sq m	c 2,831.88 sq ft
TOTAL	c 635.84 sq m	c 6,843.88 sq ft

*Intending purchasers are specifically requested to independently verify floor areas.

BER RATING TBC

METHOD OF SALE

This property is for sale by Private Treaty. Further details from:

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