

DOUGLAS NEWMAN GOOD

## Office 3 & 11 Quayside Shopping Centre, Sligo

The property is currently tenanted & is trading as Hawaii Sun Tanning & Slimming Studio. The accommodation is set out over two floors.

### Lease Details

The units are currently let to the one tenant who operates a Sunbed business â€” Hawaii Sun Tanning & Slimming Studio.

### Office 3

Reserved Rent â‚¬7,200+VAT pa. Rent being paid â‚¬7,200pa. This was a one year lease entered into on 7th December 2011.

### Office 11

Reserved Rent â‚¬13,000+VAT pa. Rent being paid â‚¬8,400+VAT pa. This lease was entered into on 14th November 2011, however we have not been provided with the length of this lease.

This well-appointed property enjoys accommodation as follows:

### 1st Floor

â€” Office 3 â€” circa 79sqm

â€” Finished with tiled floor

â€” WC Area

### 2nd Floor

â€” Office 11 â€” circa 79sqm

â€” Finished with carpet

â€” Tanning salon is on this floor

â€” Overall the area measures circa 158sqm.

### (Tenant Not Affected By Sale)

Two units located in Sligo town centre. The units are located on the 1st & 2nd floor within the Quayside Shopping Centre overlooking the main entrance to the Shopping Centre. The property comes to the market in good condition with a tenant in situ.



## Mortgage Information

As brokers for 13 of the lenders, we can provide you with expert advice and source the most competitive mortgage to

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suit your needs. Please contact Tess Monaghan, Senior Mortgage Advisor, on 071 9159222 or 086 3999062.

## **Guide Price €110,000**

**Location:** Wine Street, Sligo Town & Suburbs

**Directions:**

## **ACCOMMODATION**

**Negotiator:** Shane Flanagan  
**Email Address:** shane@dngflanaganford.ie  
**Contact Number:** 071 9159222 or 087 2461062

The above particulars are issued by Flanagan Ford on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors. These particulars do not form any contract for sale subsequently entered into.

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