

**FOR SALE BY PRIVATE TREATY**

# Former ACC Bank Premises

Shop Street, Tuam, Co. Galway



- ❖ Mixed commercial area
- ❖ Three storey building with part 2 and 3 storey extensions to rear
- ❖ Rear access with parking for approximately 8 cars.
- ❖ Offered for sale with vacant possession of the ground floor.
- ❖ Suitable for a variety of retail/commercial uses (subject to planning permission)

 **Dermody**  
093 52655  
[www.dermody.ie](http://www.dermody.ie)

 **hwbc**  
80 Harcourt Street, Dublin 2.  
01 77 50 500  
 [www.hwbc.ie](http://www.hwbc.ie)

## Location

The property is situated on the west side of Shop Street, a short distance north of Market Square in the town centre.

The property has return frontage to Egan's Lane which is a pedestrian route linking the towns large shopping areas of O'Tooles Supervalu with the new Tuam Shopping Centre.

## Description

The property comprises a three storey building with part two and three storey extension to the rear. A private enclosed tarmacadamed car park is situated to the rear of Egan's Lane which accommodates approximately parking for 8 cars.

Internally the property has been extensively refurbished and is in good decorative order throughout.

## Services

All mains service are connected. The property is heated by way of electric storage heaters and air conditioning cassette units.

## Title

The property is held on a freehold or similar title.

## Tenancies

The first floor offices are let to McDonald Walsh & Co. under a 4 year 9 month internal repairing and insuring lease from 1st February 2001 at a passing rent of €7,500 per annum. Tenant is currently over holding.

The entire second floor is let to McDonald Walsh & Co. for a term of 20 years from the 25th May 1994 at a passing rent of €7,146 per annum. The tenant is liable for the payment of rates and internal repairs. The rent is subject to review at 5 yearly intervals to the higher of the open market rental value or the adjusted rental value namely the rent reserved indexed in accordance with the increase in the consumer price index for the previous five year period. The 2009 Review is outstanding.

## Zoning

The property is zoned "Commercial" under the Tuam Local Area Plan 2005 – 2011 prepared by Galway County Council. We understand that the preservation of the building is to be considered by the Local Authority.

## Rates

The rates for 2009 are €17,750.07.

## Solicitor

Mr Diarmuid Mawe,  
A&L Goodbody, IFSC, North Wall Quay, Dublin 1.  
Tel: 01 649 2000.

## Joint Agents



Contact: Mr Ian Dermody  
Bishop Street, Tuam, Co Galway.  
Tel: 093 52655. Fax: 093 52652.  
www.dermody.ie



Contact: Sharon Walsh or Eoin Feeney  
80 Harcourt Street, Dublin 2.  
Tel: 01 77 50 500. Fax: 01 77 50 577. www.hwbc.ie  
Email: swalsh@hwbc.ie, efeeney@hwbc.ie

## Accommodation (Net Internal Floor Area)

Floor	Description	Sq.m
Ground	Banking area, offices	217.30
Basement	Office & staff area	48.87
		<b>217.30</b>
<b>Let to</b>	<b>McDonald Walsh &amp; Co, Accountants</b>	
First	2 offices	131.93
Second	Offices	82.03
		<b>213.96</b>
<b>Total</b>		<b>431.26</b>

All intending purchasers/tenants are specifically advised to verify the floor/site areas and undertake their own due diligence

## Location Map Shop Street, Tuam



(for illustration purposes only)