

25 MAIN STREET,
LONGFORD



01-638 2700

- Landmark high profile commercial property situated in the heart of Longford Town.
- Located on the corner of Main Street & Richmond Street.
- Benefiting from large volumes of passing vehicular & pedestrian traffic.
- Ground floor retail approximately 396.81 sq.m. Entire net internal area approximately 1,935 sq.m.
- Suitable for a variety of retail & showroom users (subject to P.P.).



LOCATION

This superbly positioned landmark commercial property benefits from substantial passing vehicular and pedestrian traffic situated on a corner site in the heart of Longford Town.

25 Main Street is a superb three storey over basement commercial property situated in a high profile position at the junction of Main Street and Richmond Street in the heart of Longford Town. The property benefits from enormous volumes of passing vehicular traffic with Richmond Road / Strokestown Road providing the main arterial route N5 to Mayo.

Neighbouring occupiers include The Longford Arms Hotel, Permanent TSB, Corcoran's Pharmacy, Xtra Vision, and The Longford Credit Union.

DESCRIPTION

The property comprises a three storey over basement commercial property with retail use on the ground and upper floors and with the basement primarily in storage use. The property has large open plan floor plates, with good floor to ceiling height. The large windows allow for excellent window display on all floors and ensure that there is good light throughout the property.

The upper floors are accessed via a large staircase close to the entrance at ground floor attracting customers to the retail space on the upper floors. A loading bay to the rear of the property allows for deliveries to the property.

ACCOMMODATION

Description	Approx. Sq.M.
Ground Floor	396.81
First Floor	564.68
Second Floor	576.46
Basement	397.95
Total Net Internal Floor Area	1,935.90

LEASE TERMS

The property is available to let under a new 25 FRI year lease with 5 yearly upward only rent reviews.

RENT

On application.

VIEWING

For further information contact **Emma Coffey** or **Hugh Markey** of **Lisney Retail Division** on 01-638 2700.



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