



**OBJECT-ID: 235**

## PROPERTY INFORMATION

---

### Details

### WESTERN DISTRIBUTOR ROAD ( GALWAY)



### Your Contact

Lidl Ireland GmbH  
+353 (0) 1 421 2001  
[leasing@lidl.ie](mailto:leasing@lidl.ie)

---

### Company

Lidl Ireland Main Road Tallaght Dublin 24



## OBJECT-ID: 235

### Details

## WESTERN DISTRIBUTOR ROAD ( GALWAY)

Acquisition Type	Lease
Rent	Subject to Offer
Object-ID	235
Availability	Subject to Offer
Address	Western Distributor Road ( Galway)
Regions	Connacht
Property Type	Retail
Areas	Total Floor Area 105,00 sq.m
Year of Construction	2022

## AREAS

We are delighted to announce our new store in Knocknacarra, Galway.

The development comprises three retail units and a café, we currently have one retail unit to let:

**Unit Area:** 105 sq.m

The unit is suitable for a variety of uses subject to the necessary planning consent.

Offers made must be exclusive of VAT, service charge, rates & insurance.

## ADDITIONAL INFORMATION

The site has a prominent location fronting the roundabout at the junction of the Western Distributor Road and Bothar Stiofan. The surrounding area is predominantly a residential suburb. The development will see the opening of Speed Queen Laundry and a cafe in Spring 2023.

## BUILDING CONDITION

The unit will be handed to the tenant in a shell and core condition with services brought to a point for connection.

The responsibility of the fitout, FSC & DAC for the unit will lay with the proposed tenant.

## PARKING FACILITIES

There will be access to 85 surface car park spaces.

The tenant will have non-exclusive rights of the car park for customer use only.

### Your Contact

Lidl Ireland GmbH  
+353 (0) 1 421 2001  
[leasing@lidl.ie](mailto:leasing@lidl.ie)

### Company

Lidl Ireland Main Road Tallaght Dublin 24



## OBJECT-ID: 235

### Details

## WESTERN DISTRIBUTOR ROAD ( GALWAY)

### IMAGES





## OBJECT-ID: 235

### Details

## WESTERN DISTRIBUTOR ROAD ( GALWAY)

### Downloads