

TO LET IN ONE OR TWO LOTS

LOT 1: BRODRICK'S RETAIL UNIT - 179.5 SQM (1,932 SQFT)

LOT 2: FORMER IRISH HOUSE PUB - 237 SQM (2,551 SQFT)

21 O'CONNELL STREET, SLIGO

- Superbly located Licensed & Retail opportunities in a prime city centre location.
- Nearby occupiers include Penneys, Boots, Tesco, Toher's Pharmacy, Alwear, Wallis, Boots, Easons and Dunnes Stores.
- Total frontage of approximately 7 metres.
- Pedestrian access at the rear from the main city centre car park.
- Available as a single lot or as two separate units.



**LOCATION**

These opportunities are situated in a prime location in the heart of Sligo, on O'Connell Street. Penneys is a few doors away, while Boots and Tesco are nearby as is Dunnes Stores and a host of national and international retailers including Boots, Toher's Pharmacy, Wallis, A|wear and Easons.

Sligo is a prosperous town with a population of 17,892 (2006) and is the retail hub of the north-west, serving a very wide catchment. It is situated approximately 212 kilometres from Dublin and is well served by rail and road networks.

**LOT 1 - BRODRICK'S**

This is an excellent retail unit with frontage of approximately 5.2 metres (17 ft) and an extensive retail area. Ancillary storage and office accommodation is provided on the upper floors.

There is pedestrian access from the main city centre car park to the rear as well as vehicular goods access.

**ACCOMMODATION**

	SQM	SQFT
Retail area	179.5	1,932
First floor - Offices and Stores	71.35	768
Second floor - Stockrooms	47.2	508

**LOT 2 - THE IRISH HOUSE**

The Irish House is a public house with a long tradition. It is accessed from O'Connell Street and provides full fitted bar accommodation with back-up storage and toilet facilities.

**ACCOMMODATION**

	SQM	SQFT
Bar and Toilets	171	1,841
Stores	66	710

**LEASE / RENT**

The entire is available as a single lot or as two separate units. Rental and lease terms on application to either of the joint agents.

**VIEWING / FURTHER INFORMATION**

For further information or to organise a viewing, contact:

**LISNEY**

24 St. Stephen's Green, Dublin 2

Phone No: 01 638 2700

Contact: **Hugh Markey** - hmarkey@lisney.com

**John Garvey** - jgarvey@lisney.com

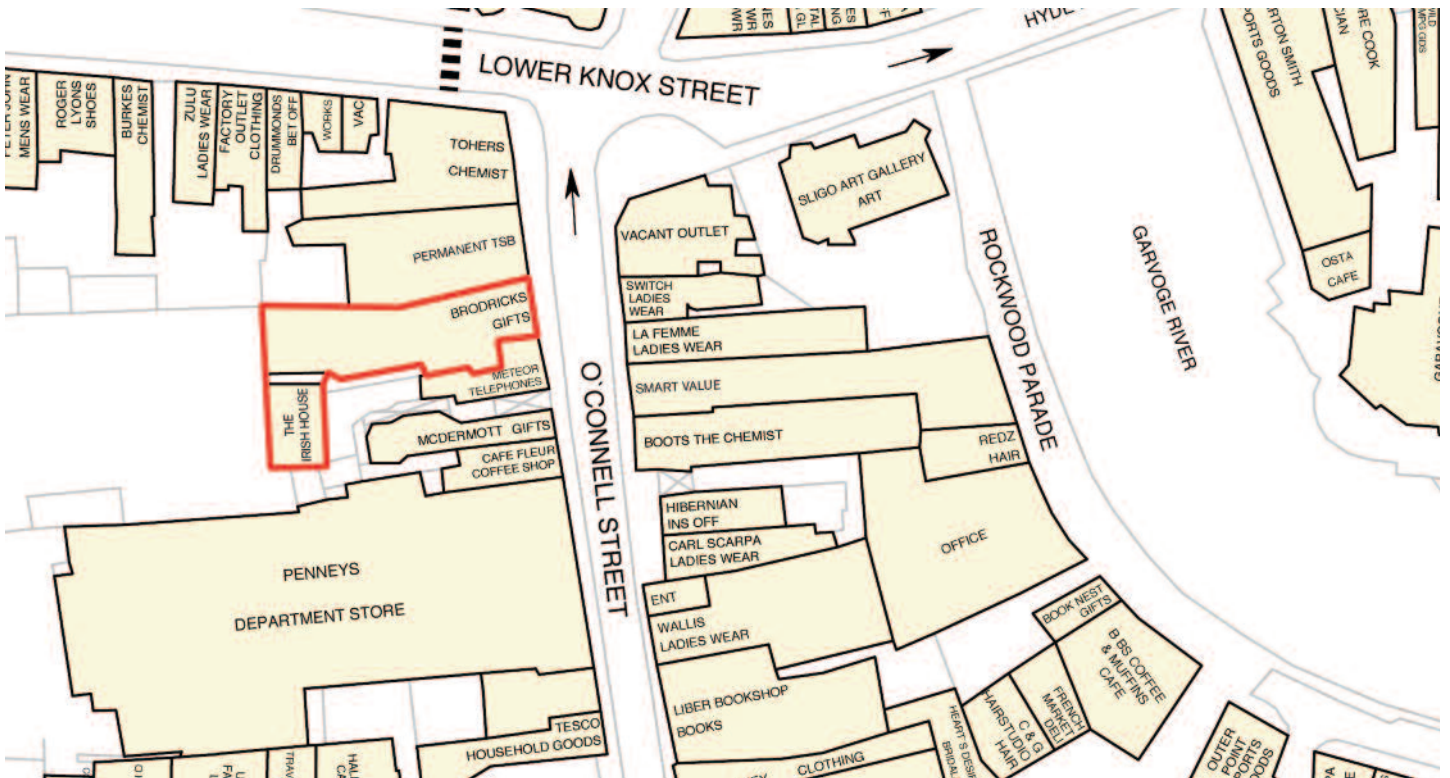
or

**DNG FLANAGAN FORD**

Shell House, Wine Street, Sligo

Phone No: 071 915 9222

Contact: **Shane Flanagan** - shane@dngflanaganford.ie



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