

# To Let

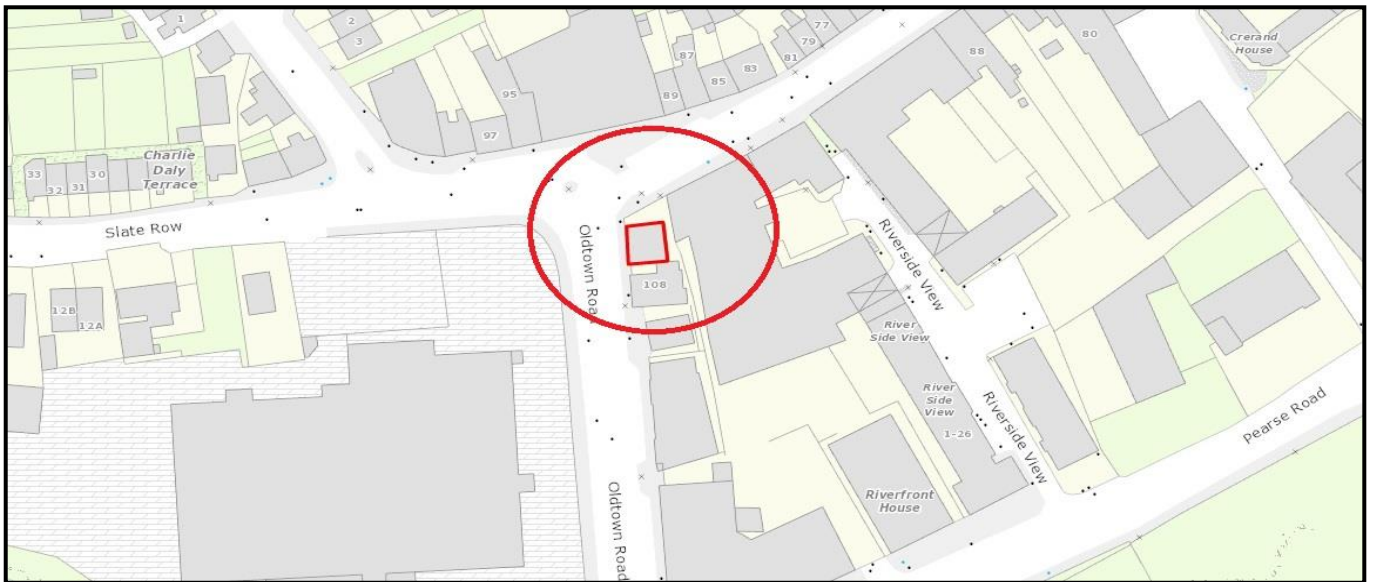
Rent From: €200 per week



108 Lower Main Street, Letterkenny,  
Co Donegal, F92 A8X7

**BER D2**

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### Description

A well located two storey commercial unit extending to 133 sq m (1,431 sq ft) approximately, located on Letterkenny's main thoroughfare with adjacent occupiers including Dunnes Stores, McFadden's Pharmacy, Donegal Democrat, Station House Hotel, Tin Tai and FBD Insurance. There are on street carparking facilities at Dunnes Stores and Skittle Alley. The premises is currently laid out as offices with 3 No. cellular offices, wc and whb and kitchenette at ground floor level with additional accommodation at first floor. The premises benefits from partition walls, suspended ceilings and air conditioning units. The premises can be reconfigured internally (subject to landlord consent) to provide a more open plan layout if required. The building can also be split into two units i.e. Ground Floor 66 sq m (710 sq ft) and first floor 67 sq m (721 sq ft) approximately.

BER BER D2, BER No. 800554768

### Directions

Approaching Letterkenny from the Derry / Sligo direction proceed through Station Roundabout taking second exit on to Port Road, passing An Grianán Theatre on the right. Pass P.A. Dorrian Solicitors on the right, continue straight through the traffic lights and proceed down Main Street passing the library on the left. The building is on the left after "Josie's Bar", at the end of Lower Main Street and on the corner of Old Town Road.

Latitude: 54.946475 Longitude: -7.740501 (copy into Google Maps for location / streetview)

### Viewing Only by Appointment with Letting Agent

Please contact us to make an appointment on 074 912 2211 or by emailing [property@sfr.ie](mailto:property@sfr.ie). We are open Monday to Friday 9 am to 5:30 pm. Saturdays by appointment.



#### NEGOTIATOR

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#### VIEWING DETAILS

Please contact us to make an appointment. Our Office is open Monday to Friday 9am to 5:30 pm. Viewings outside of these hours and Saturdays by appointment.

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be requested from our office. We recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in our publications is correct at the time of publication, changes in circumstances after the time of publication may affect on the accuracy of this.

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