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**FOR SALE OR TO LET**

**MAX SPORTS CLUB & LOTTO SHOP/CONVENIENCE STORE  
OPPORTUNITY**

**BRIDGEND CO DONEGAL**



This prime retailing opportunity is situated close to the main Letterkenny/Buncrana roundabout just off the N13 and features an extensive road frontage of 30 metres. Previously hosting a well established convenience store business, the premises offer an opportunity to build again a successful enterprise – with the added attraction of a Lotto licence.

Tom Magee Commercial Property Agents

Lismore House, 23 Church St, Portadown, Craigavon, Co Armagh BT62 3LN

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***Accommodation:***

The ground floor retail unit has ancillary stores, office and staff room with WC and is served by ample carparking at the front and side of the building. A further self contained office/store and two self contained one bed roomed flats at first floor level are capable of separate occupation.



The retail unit is fully fitted with suspended ceilings, recessed lighting, air conditioning and cctv system, all of a high standard. The store to the rear is accessed via a roller shutter door to the side of the premises, and there is a separate cold store.



Each flat features a fitted kitchen/living area, bedroom and fully fitted bathroom with electric shower.

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	Area sq ft	Area sq m
Retail	2,163	201.0
Stores	692	64.0
Office	51	4.7
Staff room & WC	125	11.7
<i>Nett internal area</i>	<i>3,031</i>	<i>281.4</i>
Office/Store	387	37.0
Self contained flat	387	37.0
Self contained flat	387	37.0
<i>Gross internal area</i>	<i>1,161</i>	<i>111.0</i>
<b>TOTAL AREA</b>	<b>4,192</b>	<b>392.4</b>

***Guide Price:***

Offers invited

***Lease Terms:***

The premises are offered on a ten year lease at an initial rent of €50,000 per annum. The rent to be reviewed at the fifth anniversary in line with the retail prices index. Tenant is responsible for rates, maintenance and cost of property insurance. All prices may attract value added tax.

***Viewing:***

By prior appointment with the agent.

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