

# TO LET

## ROCKLAND COURT UPPER SALTHILL GALWAY

Restaurant /  
Commercial Unit

C. 310 M2 over ground  
floor and basement  
PROPOSALS INVITED



## RESTAURANT / COMMERCIAL UNIT

Rockland Court is a contemporary landmark building with a glazed facade situated on Salthill promenade overlooking Galway Bay. The subject unit comprises of c.310 m<sup>2</sup> over ground floor and basement. It has full planning permission for restaurant use. It is currently in shell and core state and fit out works will be discussed with potential tenants.





Front view



Sample fit out



Car parking



Rear Access



View from unit

## LOCATION

The subject property is located at Rockland Court, Upper Salthill facing Salthill promenade and one of Salthill's busiest beaches. It is adjacent to Coco Cafe, Salthill Amusements and Cafe Mocha with Salthill Garda Station to the immediate rear. A substantial free of charge public car park is within 100 metres of the property. This prime location enjoys considerable footfall and is proximate to Leisure Land, Galway Bay and Salthill Hotel and Salthill's main thoroughfare.



Basement layout



Ground floor layout



## PLANNING

The Property has full planning permission for Restaurant use under Planning Ref: PL11/184 and ABP ref 61.240222

## LEASE

Lease terms are negotiable

Guide Rent  
€3,350 per month

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