

**To Let**  
Unit 2,  
IBS House,  
Dublin Road,  
Limerick.



- WELL LOCATED COMMERCIAL UNIT FRONTING ONTO DUBLIN ROAD
- PARTLY FITTED OUT
- PARKING AT REAR
- REAR ACCESS AND LOADING
- RENT: €21,000 PER ANNUM

**Location:**

The subject property is located fronting on to the Dublin Road on the outskirts of the City Centre. The surrounding area is a mixture of Residential and Commercial nature.

**Description:**

The subject property comprises of a ground floor commercial unit which has been fitted out to the front and is in a shell state to the rear. The unit benefits from rear loading and secure parking.

**Accommodation:**

The front section is 800 sq. ft. and the back section is 1,000 sq. ft. Total area is 1,800 sq. ft.

**Carparking:**

There is one secure carparking space to the rear.

**Services:**

We understand that all main services are available to the property.

**Rent:**

€21,000 per annum.

**Service Charge:**

€1,800 per annum

**Building Rates:**

€4,289 per annum.

**Water Rates:** Subject to usage.

**Building Insurance:**

Included in Service Charge.

The above out goings were supplied by our clients & correct at time of going to print.

**BER Rating:**

C3

**Viewing:** Strictly by prior appointment with:

**Brian O'Dwyer**

**Tel:** 061 410410 /

**Email:** bodwyer@propertypartners.ie



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