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de Courcy
O'Dwyer

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 /

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