



**TO LET**

**RESTAURANT – FIRST FLOOR  
7B CASTLETROY PARK COMMERCIAL CENTRE,  
CASTLETROY,  
LIMERICK V94TKD3**

**RENT: €50,000 / year**

**BER D2**





## DESCRIPTION

The subject property is located within the Castletroy Park Commercial Centre, adjacent to the 4-star Castletroy Park Hotel and Leisure Centre. Castletroy is a desirable area of Limerick City which includes the larger suburbs of Annacotty and Monaleen.

The surrounding area is a mix of established residential developments and commercial users. Nearby landmarks include the University of Limerick and National Technology Park.

Castletroy is approximately three kilometres east of Limerick City Centre.

The subject property comprises an attractive first floor restaurant area, with the benefit of passenger lift access to the first floor. Internally, the unit comprises a spacious restaurant, with commercial kitchen, ladies, gents and disabled toilets, rear terrace and back of house staff and stock accommodation. In addition, the property has the benefit of a basement storage unit.

The property is well fitted out internally, with plastered and painted walls and ceiling, lighting and floor covering.

Castletroy Park Commercial Centre is a mixed commercial scheme comprising of a 4 star hotel, office, retail, medical centre and has the benefit of approximately 124 car parking spaces at surface level, with an additional 210 car parking spaces at basement level. The main tenants are Bank of Ireland and Spar.







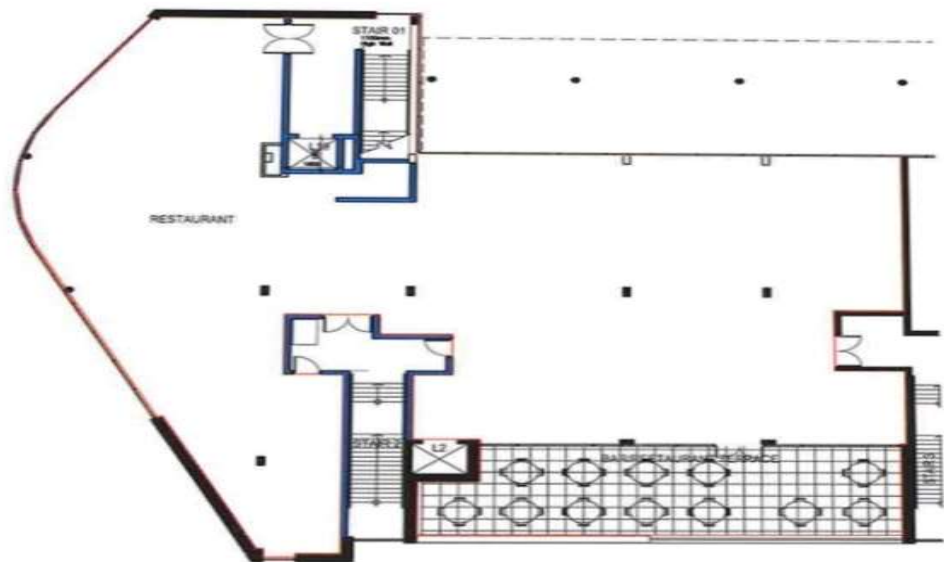
## ACCOMMODATION

- First Floor Restaurant 555.93 Sq. M (5,984 Sq. Ft.)
- Basement Store 60.10 Sq. M. (647 Sq. Ft.)

## OUTGOINGS

- Rent - €50,000 + VAT
- We have been advised by our client of the following:
 

Rates:	€10,400. pa 2020
Service Charge:	€11,094. pa 2020



## COMMERCIAL BUILDING UNIT 7B: RESTAURANT

### Contact Agent

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**PROPERTY  
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.