

RETAIL

Prime Retail Unit
Cork Road
Raheen
Limerick

POWER
& ASSOCIATES

TO LET BY PRIVATE TREATY



- Prime Retail Unit comprising c. 392 sq. metres (4,223 sq. ft.).
- Fitted Out with a good standard of Fit-Out in the Retail & Storage Areas
- Neighbouring occupiers include Casey's Furniture, Right Price Tiles,
- CO-OP Superstores, Raheen Business Park and the South Court Hotel.
- Situated on a main commuter route (R526) which links Raheen/Dooradoyle to the M20 and Limerick City.
- Raheen/Dooradoyle is one of the largest suburbs of Limerick City, with Crescent Shopping Centre located in close proximity.

tel: +353 61 318 770

www.powercs.ie

LOCATION

The property is situated adjacent to Casey's Furniture at Raheen roundabout on the R526 Old Cork Road. The property is well positioned on the main commuter route to Raheen Business Park approximately 5 km southwest of Limerick City Centre. Raheen Business Park is the largest Business Park in the Midwest Region. Neighbouring occupiers include Casey's Furniture, Right Price Tiles, CO-OP Superstore, Raheen Business Park and the South Court Hotel. The unit is in close proximity to the M20 which links Limerick to Cork and Kerry.

DESCRIPTION:

This property comprises a modern corner retail unit with ancillary storage and office accommodation. The property is fitted out to a high standard incorporating suspended ceilings with recessed lighting. The property forms a regular shaped retail unit, finished with floor coverings, part carpet and part tiles. The unit benefits from frontage onto the main road, full height glazed shop front and external roller shutters. Access to the property is from the Cork road R526 and there is parking available to the front of the property.

ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Area (sq. metres)	Area (sq. feet)
Ground Floor - Retail	248.59	2,676
Ground Floor – Store	68.71	739
Mezzanine – Office/Store	75.06	808
Total:	392.36	4,223

LEASE TERMS

Details on Application

RENT

Details available on application

RATEABLE VALUATION

Approx. €7,900 (2016)

VIEWING

Strictly by appointment with the sole agents
Power & Associates

SERVICE CHARGES

Details available on request.

BER RATING



BER No: 800413635

EPI: 969.86 kWh/m²/yr

CONTACT

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Disclaimer Policy:

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PSRA Licence No: 001297

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