

## RETAIL

**Prime Retail Unit  
Cork Road  
Raheen  
Limerick**

**POWER  
& ASSOCIATES**

## TO LET BY PRIVATE TREATY



**BER C2**

- 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](http://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
<b>Total:</b>	<b>392.36</b>	<b>4,223</b>

## 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/m<sup>2</sup>/yr

## CONTACT

Patrick Seymour

tel: +353 61 318770

email: patrick@powercs.ie

PSR: 001297 – 001336

### Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. Power & Associates and the Vendor/Lessor give notice that:

- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
- The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant.
- Neither the Vendor/Lessor nor Power & Associates nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



PSRA Licence No: 001297

Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

Limerick: 51 O'Connell Street, Limerick V94 HPH9 • tel:+353 61 318 770 • email: limerick@powercs.ie

Galway: Spanish Parade House, 13 Lower Merchant's Road, Galway H91 W1EH • tel: +353 91 567 331 • email: galway@powercs.ie

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37 W567 • tel: +353 90 648 9000 • email: athlone@powercs.ie