

**OFFICE/COMMERCIAL**

**POWER**  
& ASSOCIATES

**CLARE STREET  
DUBLIN ROAD  
LIMERICK**

**TO LET BY SUB-LEASE OR ASSIGNMENT**



**BER F**

**Modern fitted ground floor Office/Showroom Premises extending to c.98 sq. m. (1,055sq. feet).**

**Central Location in Limerick City within a short walking distance of; Limerick Institute of Technology (Clare Street), Barrington's Private Hospital, and the Absolute Hotel.**

**Dedicated On Site car parking for 2 cars**

**Flexible Lease Terms (subject to contract)**

**tel: +353 61 318 770**  
**www.powercs.ie**

## LOCATION

Limerick is the capital of the mid-west region and is Ireland's fourth largest city with a population of circa 57,106 (2011 Census). The greater Limerick area has a population in the region of 100,000 people. Limerick is an important industrial / retail and service centre. Limerick City is located approximately 210km southwest of Dublin City and 110km North West of Cork City. The subject property is located on Clare Street near the Dublin Road, Limerick. The subject property is within 2km of Brown Thomas in the heart of Limerick's City Centre.

The Local Authority for the area is Limerick City & County Council.

## DESCRIPTION

The subject property comprises a ground floor commercial/office unit extending to approximately 98 sq. metres (1,055 sq. feet). The subject property has the benefit of own door entrance and internally is arranged with front showroom/office with Display Windows, with a Store and a private office also off the showroom area. A communal car park to the rear where car parking is available for the premises.

## ACCOMMODATION

The approximate net internal floor areas are as follows:

Description:	Area (sq. metres)	Area (sq. feet)
Ground Fl. Office Suite	98	1,055
<b>Total:</b>	<b>98</b>	<b>1,055</b>

## LEASE TERMS

The property is available by Lease on an assignment or sub-letting basis, to a suitable tenant (Subject to Landlord Approval).

## BER RATING



BER No: 800533549

Energy performance Indicator: 998.42 kWh/m<sup>2</sup>/yr

## RATEABLE VALUATION

On Application

## GUIDE RENT

€17,000 per annum (exclusive)

## SERVICE CHARGES

On application

## VIEWING

Strictly by appointment with the sole agents  
Power & Associates

## CONTACT

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### 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

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