



FOR SALE

**NO. 10 THE CRESCENT,
LIMERICK V94NC8K**

PRICE REGION: €650,000

BER - EXEMPT





DESCRIPTION

Limerick is the capital of the Mid-West region and is located approximately 210 km South West of Dublin City and 100 km North East of Cork City.

The subject property is located on The Crescent, located at the top of O'Connell Street Limericks main thoroughfare and before O'Connell Avenue.

The Crescent and the surrounding area comprise mainly of Georgian period buildings with adjoining occupiers including offices, retail, bars, coffee shops etc.

No. 10 comprises of a mid-terraced four storey over basement. The layout of the subject property as it currently stands comprises of basement, ground, first and second floor offices with third floor flat. The property also benefits from a ground floor level flat to the rear and old coach house building.

The subject property is in Limerick's Georgian Quarter – known as the Newtown Pery. The property was built in the late 18th and early 19th century, over 200 years ago.

The subject property comprises of a red brick Georgian building with pitched and parapet roof.

The ground floor flat has the benefit of a walled rear garden via sliding patio doors.

To the rear of this is the coach house with a roller shutter door allowing for rear parking.

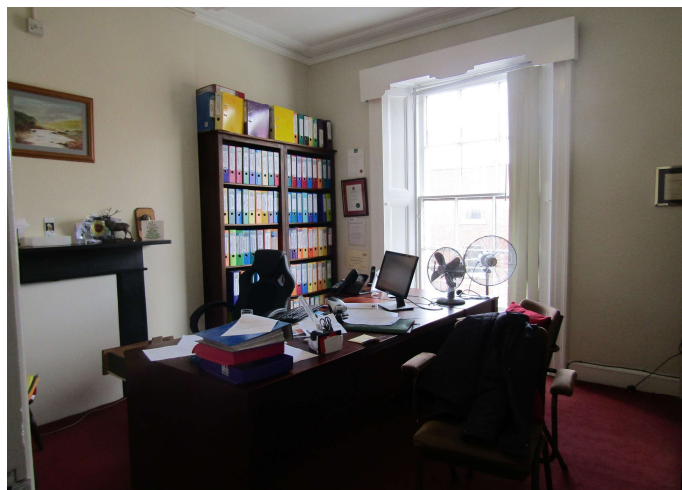
The top floor flat is very spacious comprising of two large double bedrooms and excellent views front and rear.

The entrance is by way of stone archway. There is a panelled front door to the property with a fan light above the door. The windows mainly comprise of the original sash windows, while the floors are timber throughout. This property benefits from many of its original features throughout. The property also benefits from a rear garden area.

The subject property is located in an area of Architectural conservation and are recorded as protected structures in the Limerick City Development Plan 2010 – 2016 (as Extended). The variations came into effect on 29th May 2017. As per Map 8A.

Tax Incentive Scheme

The subject property is located in a designated area for the Living Cities Initiative. Further details available from Limerick City and County Council website.



ACCOMMODATION

The floor areas measured on a gross internal area are

No. 10

Basement 44 Sq. mtrs.

Ground Floor 90 Sq. mtrs.

First Floor 90 Sq. mtrs.

First Floor Return W.C. H.H.B.

Second Floor 90 Sq. mtrs.

Third Floor Flat 90 Sq. mtrs.

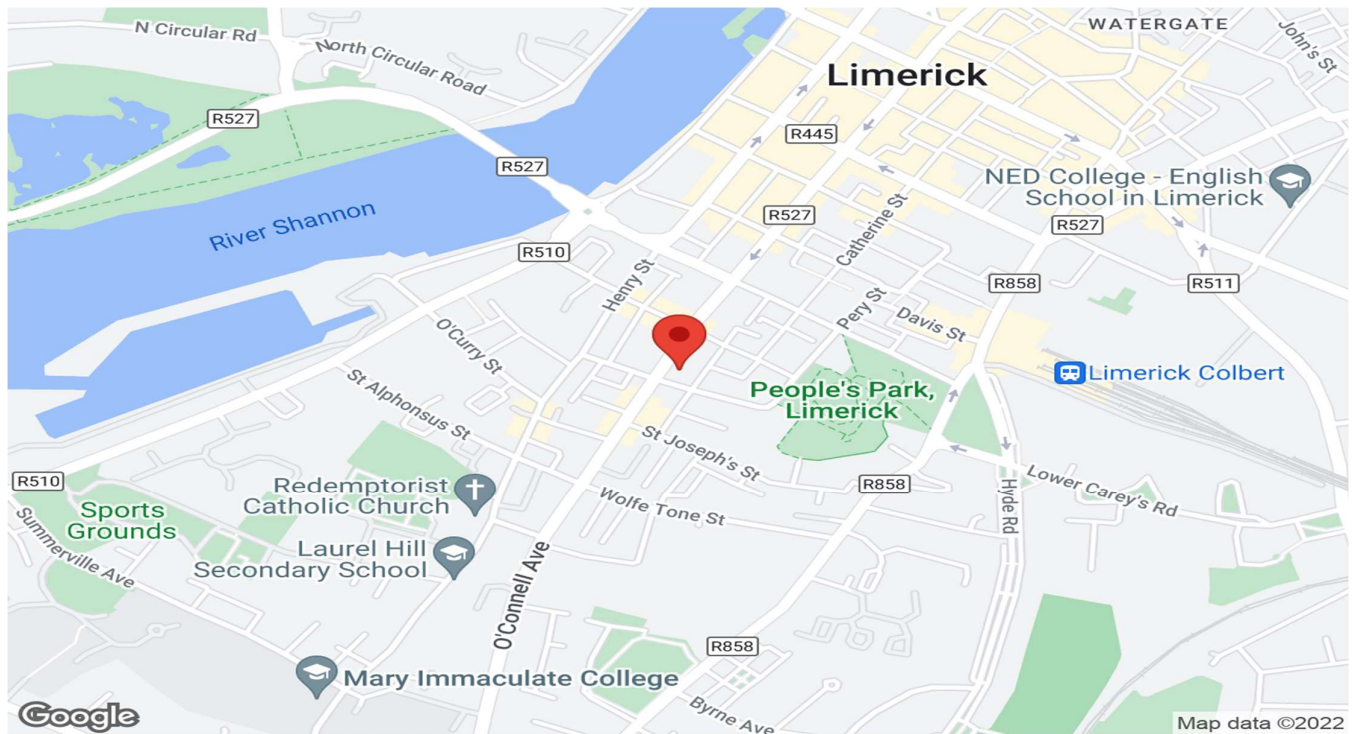
Ground Floor Flat 34 Sq. Mtrs.

Total Gross Internal Area: 438 Sq. mtrs.

Coach House 44 Sq. Mtrs.

Grand total area 482 Sq. mtrs





TENANCIES (Subject to Confirmation)

The following are the existing tenancies in the subject property:

Ground Floor and Basement Tenant

Andrew Darcy & Company

Let on a four year and nine-month lease from July 2019 at a passing rent of €11,000 per annum plus outgoings.

First Floor

The Pudding

Let on a four year and nine-month lease from May 2015 at an annual rent of €5,000 per annum plus outgoings.

Second Floor

William O'Sullivan Accountant

Originally let c. 25 years ago on a passing rent of €6,000 per annum plus outgoings.

Top Floor Flat – Currently vacant

Ground Floor Rear Flat – Currently vacant

Coach House backing on to the Lane way – Currently vacant

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.



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