



TO LET

**GROUND FLOOR COMMERCIAL UNIT,
SHANNON STREET,
HOWLEY'S QUAY,
LIMERICK V94E6W8**

COMMERCIAL UNIT TO LET

RENT: €25,000 / year





DESCRIPTION

The subject property comprises of a ground floor double fronted unit just off Howley's Quay in the centre of Limerick City.

Internally the property was previously used as a Bar. Fit out for same would in part lend itself to other uses.

This is an established business area with adjoining occupiers including Dunnes Stores, Fitzgerald Electrical, House Bar & Restaurant. The unit benefits from a panoramic view of the Shannon River.

SPECIAL FEATURES

Ground floor commercial unit
Double fronted unit
Part fitted out
Good location
Ideally suited to many uses (subject to PP)-

ACCOMMODATION

| | |
|--------------------------|---|
| Ground Floor Area | C. 140 Sq. M. (1,500 Sq. Ft.) |
| Fit Out | The subject unit is partially fitted out |
| Services | We understand the subject unit is fully serviced. |
| Rent | €25,000. per annum plus VAT if applicable |
| Car Parking Space | Adjoining Howley's Quay multi storey car park |
| Building Rates | €4,400 per annum approx. |
| Water Rates | Subject to usage. |
| Service Charge | Including building insurance c. €400 per annum |

VIEWING - By appointment only with Property Partners de Courcy O'Dwyer.

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.