



TO LET

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

COMMERCIAL UNIT TO LET

RENT: €25,000 / year

BER E1



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.