

# **SUPERB RETAIL OPPORTUNITY**

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15/16 CRUISE'S STREET, LIMERICK



## Letting Highlights

- Superb retail opportunity located in the heart of Limerick City.
- Ground floor retail extends to 399 sq m (4,295 sq ft), with the entire extending to 851.2 sq m (9,162 sq ft).
- Located on Cruise's Street, Limerick City's primary retail thoroughfare.
- Attractive facade, with double frontage extending to approximately 14m.
- Planned upgrade and redevelopment of Cruise's Street to occur as part of the revitalisation of Limerick City.





## Location

The subject property is located on Cruise's Street, the main pedestrianised retail thoroughfare in the heart of Limerick City. Limerick City is Ireland's third largest city and is the retail and business heart of the mid-west region.

The city and region is experiencing record levels of inward investment, with the Limerick 2030 Scheme, the redevelopment of the Opera Site and the funding planned and received by the Urban Regeneration and Development Fund all adding to the revitalisation and growth of Limerick City.

Nearby occupiers include Penney's, Brown Thomas, Eason's, Costa, JD Sports as well as a multitude of eateries and bars/restaurants in the locality, providing constant footfall day and night.

**BROWN THOMAS**

**eason**



**COSTA**

**PENNEYS**

## The Opportunity

Savills are delighted to offer this superb retail opportunity in Cruise's Street, Co. Limerick. The property comprises of a substantial retail premise extending to 851.2 sq m (9,162 sq ft) in total over three floors. The property is located in a prime location in the heart of Limerick City, along the pedestrianised Cruise's Street. The opportunity now exists to occupy the landmark property in an excellent location.

## Distance from property

O' Connell Street	400m	
Limerick Colbert Train Station	1km	
Thomond Park	2.5km	
University Hospital Limerick	3.5km	
University of Limerick	6km	
M7 & M20	8.5km	
Shannon Airport	26km	

## Description

15/16 Cruise's Street occupies a prime location, located to the eastern side of Cruise's Street, near the intersection with Chapel Street, benefiting from excellent profile and visibility.

The property is laid out over three floors, extending to a total floor area of 851.2 Sq m (9,162 sq ft). The property has the benefit of an expansive retail trade floor, while also benefitting from a lower basement level delivery and servicing from Denmark Street, as well as a goods lift which services each of the three floors.

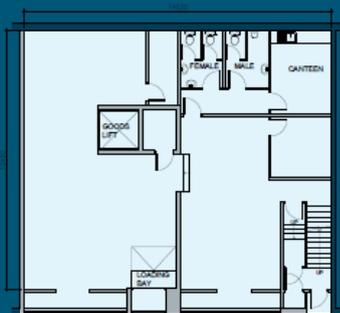
The upper floor is suited to either retail or storage, with access through a staff accessed stairway that connects the basement level, to ground floor, to the first floor. A rear fire exit is also in place which opens out on to Denmark Street.

The property has potential for a multitude of different uses, subject to planning permission, or can be retained as a landmark retail building.

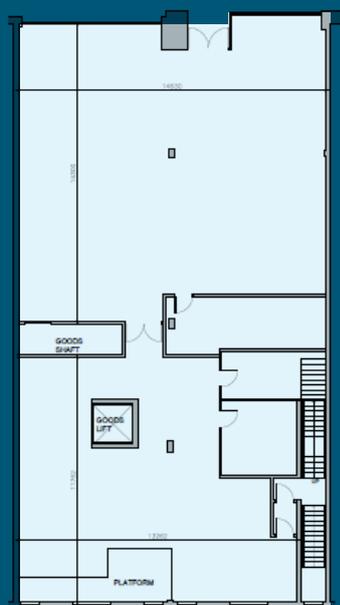
## Accommodation

FLOOR	SQ M	SQ FT
<b>BASEMENT</b>	<b>166.4</b>	<b>1,791</b>
<b>GROUND</b>	<b>399</b>	<b>4,295</b>
<b>FIRST</b>	<b>285.8</b>	<b>3,076</b>
<b>TOTAL</b>	<b>851.2</b>	<b>9,162</b>

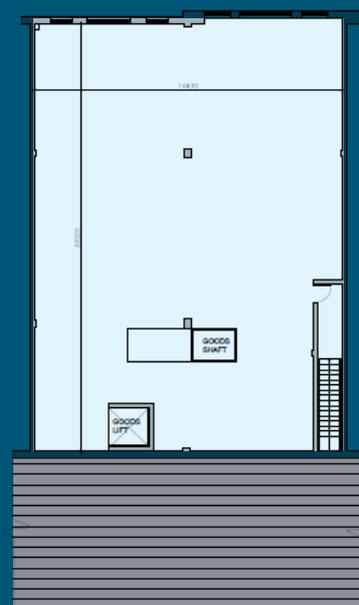
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**LOWER GROUND FLOOR**  
166.4 Sq.m



**GROUND FLOOR**  
399 Sq.m



**FIRST FLOOR**  
285.8 Sq.m

## Urban Regeneration & Development Fund

Limerick City & County Council have now been provided with €6.3m of funding to improve and upgrade the urban area and surrounds of Limerick City Centre as part as a “Citizen Collaboration Project”. Approximately €2.65 million of this funding has been appointed to the upgrade of Cruise’s Street to make it a destination in the heart of Limerick City, with the streetscape set to be upgraded as well as a canopy to provide cover allowing ease of access through all forms of weather. This programme is set to begin in the coming months as part of the overall upgrade of Limerick City and surrounding region.



## QUOTING RENT

€155,000 per annum

## LEASE TERMS

On application

## BER

To be confirmed

## Letting agents

### Savills

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