

SUPERB RETAIL OPPORTUNITY

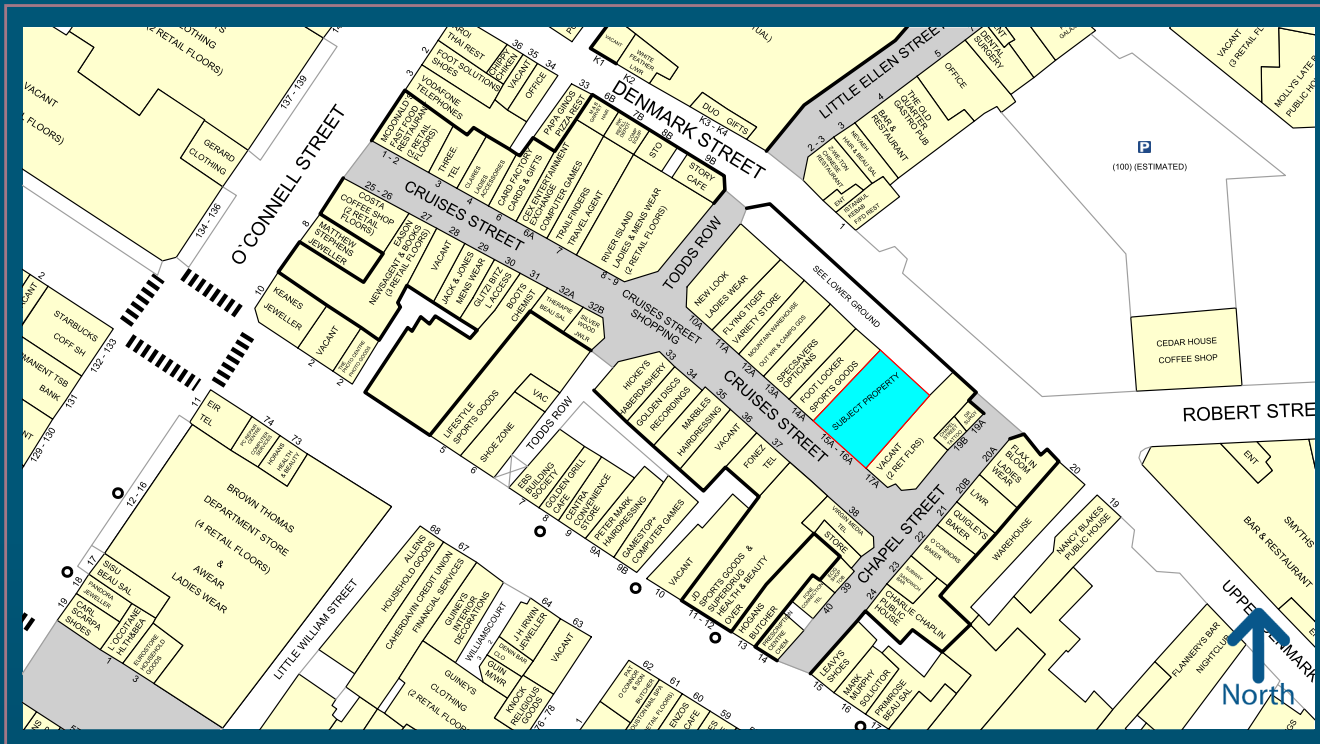
15/16 CRUISE'S STREET, LIMERICK



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.

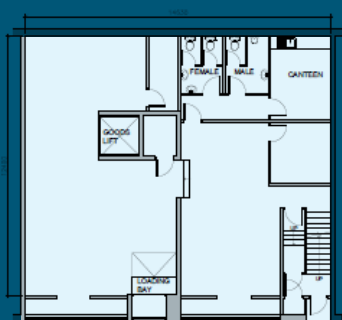
The upper floor is suited to either retail or storage, with access through a staff accessed stairway that connects the basement level, to ground floor, to the first floor. A rear fire exit is also in place which opens out on to Denmark Street.

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

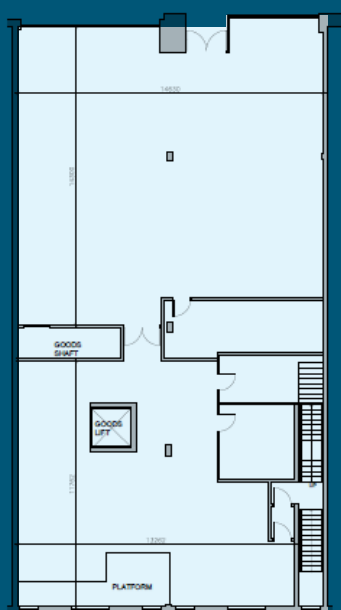
Accommodation

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

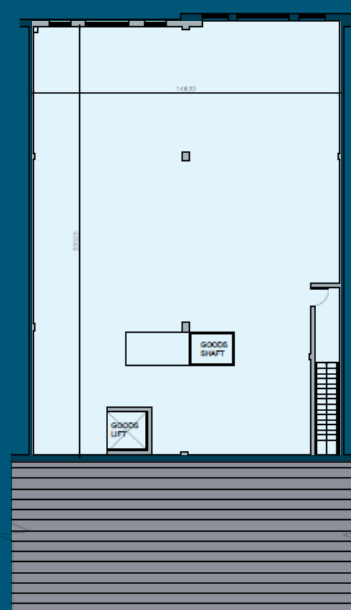
The property has potential for a multitude of different uses, subject to planning permission, or can be retained as a landmark retail building.



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

11 South Mall

Cork

021 427 1371

www.savills.ie

PSRA Licence No. 002233

Contact

Peter O'Meara

Savills Ireland

T: +353 21 4906114

M: +353 87 2361181

E: peter.omeara@savills.ie

Lia Dennehy

Savills Ireland

T: + 353 21 4271371

M: +353 87 2593377

E: lia.dennehy@savills.ie



Disclaimer: The agents and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction.