

Retail

**TO LET**

**Retail Unit,  
15 Corrib Drive,  
Clareview,  
Limerick.**



- GROUND FLOOR COMMERCIAL UNIT
- EXTENSIVE YARD/CIRCULATION AREA
- IDEALLY SUITED TO A NUMBER OF USES SUBJECT TO PP
- LARGE RESIDENTIAL AREA JUST OFF THE ENNIS ROAD & ADJOINING  
THE GAELIC GROUNDS

[www.propertypartners.ie](http://www.propertypartners.ie) | 061 410410  
Barrack House, O'Connell Avenue, Limerick.

**Location:** The subject property is located on Corrib Drive, just off the Ennis Road and adjoining the Gaelic Grounds, c. 2 km from Limerick City centre. The surrounding area comprises of a mixture of residential & commercial property.

**Description:** The subject property comprises of a ground floor commercial/retail unit with extensive yard/circulation area surrounding same. Please note the subject property is alarmed & benefits from 3 phase power.

**Accommodation:** The subject area comprises of the following approximate area: c.500 Sq. Ft.

**Services:** We understand all main services are connected to the property.

**Water Rates:** We understand the standard water rates are approximately €350 per annum.

**Rates:** We understand the rates for 2011 are approximately €3,800.

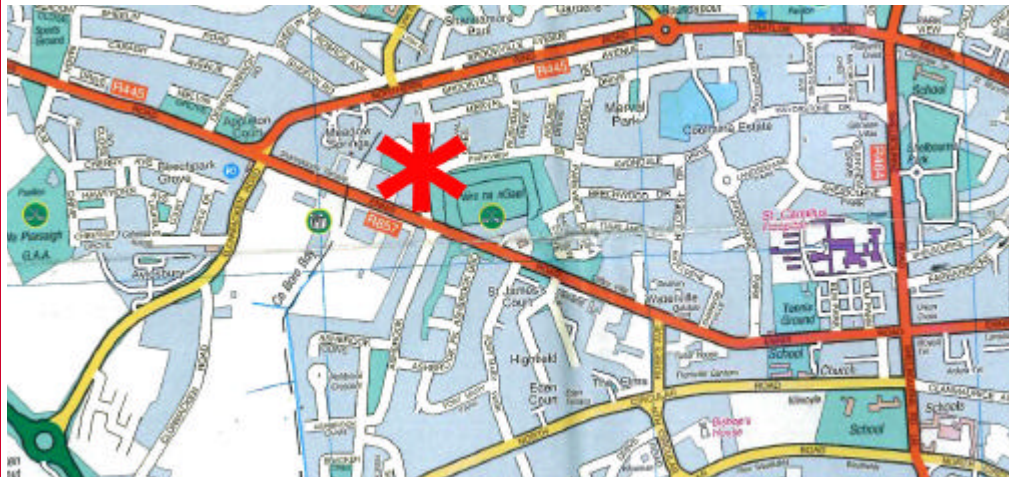
**Building Insurance:** We understand the building insurance for the property is approximately €500.

**Rent:**  
 €6,000 per annum. Please note we have been advised that the rent is not subject of VAT.

The above rates & service charge were supplied by our clients & correct at time of going to print.

**Viewing:**

Strictly by prior appointment with Brian O'Dwyer **Tel:** 061 410410 **Email:** bodwyer@propertypartners.ie



**Disclaimer**

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.