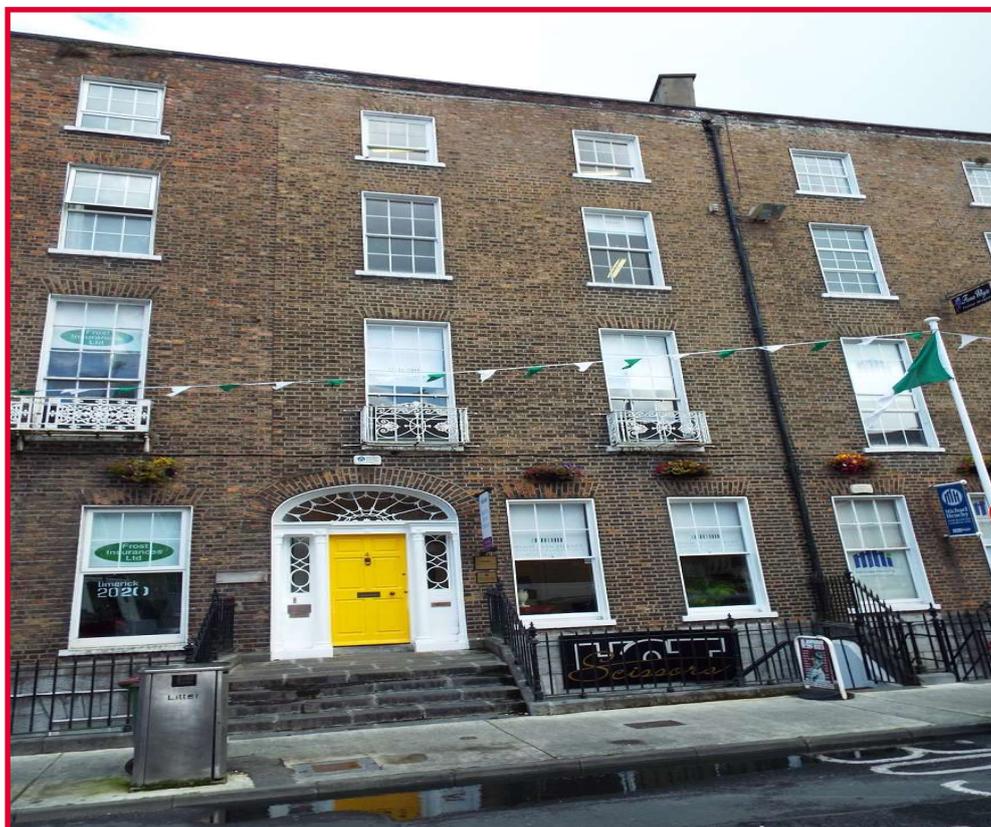


**FOR SALE**  
**No. 4 The Crescent**  
**O'Connell Avenue**  
**Limerick**



- INVESTMENT PROPERTY FOR SALE.
- GEORGIAN OFFICE BUILDING.
- FOUR STOREY OVER BASEMENT.
- MEWS BUILDING COMPRISING OF TWO FLATS.
- MANY ATTRACTIVE FEATURES THROUGHOUT.
- PROPERTY EXTENSIVELY REFURBISHED IN 2006.

## Location:

The **Crescent** is one of the highlights of Georgian Limerick. The area takes its name from the shape of the terraced buildings on both sides. The two sides combined give the street a distinctive crescent oval shape. A monument to Daniel O'Connell the nineteenth century Irish political leader stands in the centre of the Crescent overlooking O'Connell Street. The Crescent is a continuation of O'Connell Street Limerick's main thoroughfare.

The surrounding area is mainly professional services in nature while only being circa 5 blocks from Limerick's City Centre and prime shopping areas.

## Description:

The subject property comprises of a four storey over basement building with two storey mews building to the rear currently laid as a one and two bed flat.

No. 4 has been completely refurbished in accordance with the Fire Safety Regulations and has a Fire Safety Certificate with offices on the Ground, First, Second and Third floors and a hair salon in the Lower Ground Floor.

To the rear with access off the laneway is a two storey mews building which is currently laid out as a one bed flat on the ground and a two bed flat on the first floor.

## Accommodation:

The accommodation comprises of approximately the following areas:

	Sq. M.	Sq. Ft.
Lower Ground Floor	109.70	1180.37
Ground Floor	122.00	1312.72
First Floor	107.20	1153.47
Second Floor	95.70	1029.73
Third Floor	83.40	897.38
TOTAL:	518.00	5573.67
Mews	95.10	1023.28

**BER:** Exempt

## Protected Structure:

The subject property is recorded on the protected structures lists of the buildings held by the Local Authority which contains buildings considered to be of special interest.

## Lease Terms:

The ground, first, second and third floors are currently let to Keogh Ryan Tierney on a IRI Lease at a passing rent of €40,400 pa plus outgoing on a long lease which has now expired. The tenant is required to give 6 months written notice if they wish to vacate the property.

The basement area is let to Hot Scissors Hair Studio on a IRI 4 year lease which expired in August 2018 at a passing rent of €7,800 plus outgoings.

The Mews Building: Ground floor 1 bed flat let at €6,600 pa. - First floor 2 bed flat let at €9,600 pa.

Total income from the property is circa €64,500 pa.

## Price:

€650,000. We have been advised that there is no VAT payable on the sale of this property.

**Viewing:** Strictly by prior appointment with **Brian O'Dwyer**

**Tel:** 061 410410 / **Email:** bodwyer@propertypartners.ie

## Disclaimer

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