



FOR SALE

**6 - 7 THOMAS STREET
LIMERICK CITY
LIMERICK V94E86W**

PRICE: €800,000 plus VAT if applicable

BER B3



DESCRIPTION

Limerick is the capital of the Mid-West region and is located approximately 210 km South West of Dublin City and 100 km North East of Cork City.

The subject property is located in the centre of Limerick city on Thomas Street, a pedestrianised area. This area has been identified as Limericks “café quarter” by Limerick City and County Council.

O Connell Street and Thomas Street are currently having a face lift as part of the O Connell Street rejuvenation project in Limerick city. The work is taking place on a phased basis with the current phase due for completion mid 2023. The aim is to reinvigorate Limericks main street, expanding pedestrian facilities and providing dedicated cycle and public transport links. The project includes widening of foot path facilities, provision of street furniture, dedicated cycle lanes etc. The property is adjoined by numerous coffee shops and restaurants along with retailers such as Brown Thomas and office users to include UBER. It is also close to the new Munster Rugby Museum.

The subject property comprises of a double fronted end of terrace four storey over basement commercial property. The ground floor and basement area are currently set out as restaurant / take away which we have been advised has the benefit of planning permission for same.

The three upper floors are accessed from a side door to the building via Little William Street with the first floor currently let as a hair salon, the second and third floors are currently vacant.





ACCOMMODATION (Approx)

The floor areas measured on a gross internal area excluding stairwell.

6 - 7

Basement	917	Sq. Ft.
Ground Floor	1374	Sq. Ft.
First Floor	1070	Sq. Ft.
Second Floor	1070	Sq. Ft.
Third Floor	1070	Sq. Ft.
Total	5500	Sq. Ft.

SPECIAL FEATURES

Limericks "Café Quarter"

Pedestrian Street

Prime city centre location

Planning Permission allows for restaurant / takeaway

Upper floor may be suitable for residential subject to PP

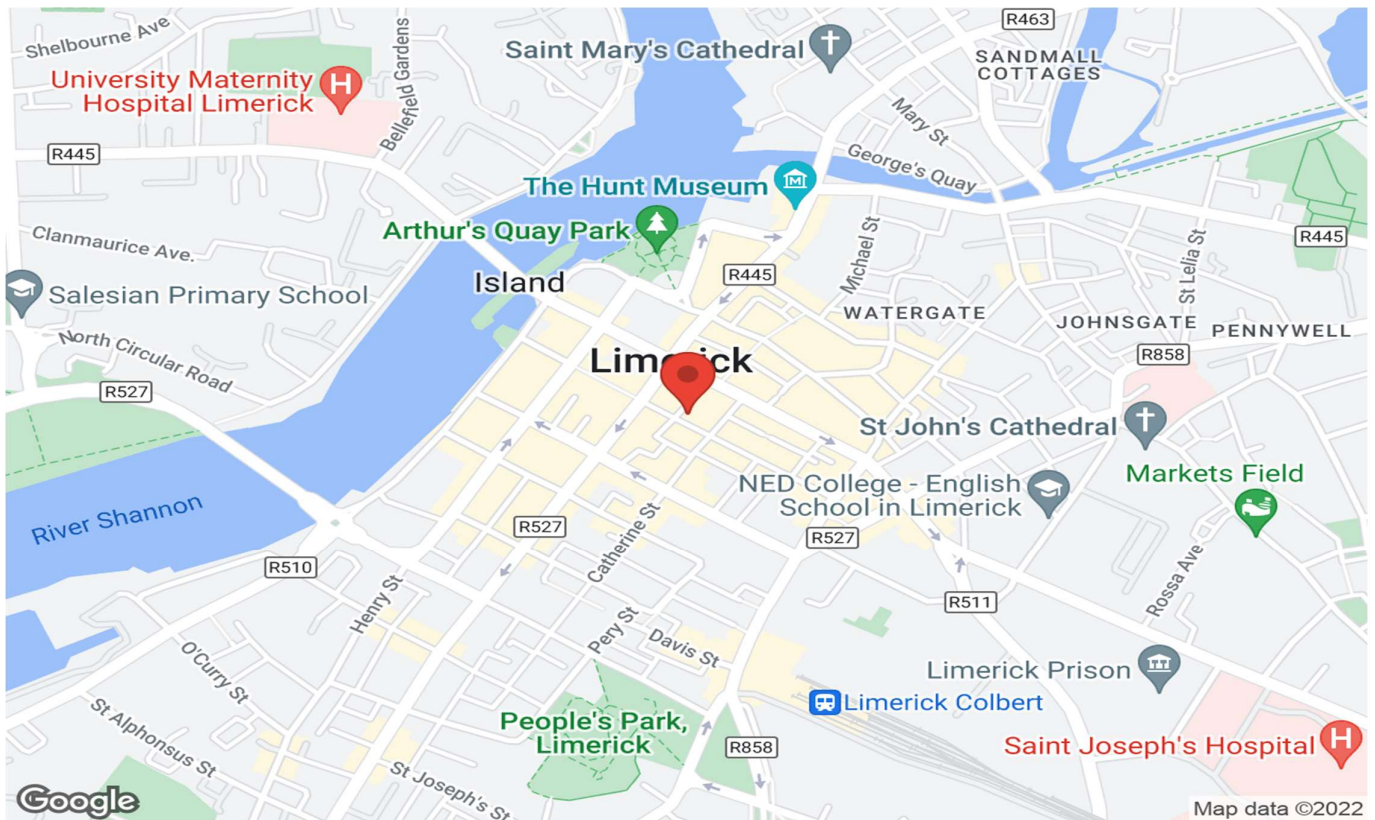
Separate side access to upper floor

Small rear yard area

BER: B3

12m frontage on to Thomas Street





TENANCIES

The entire is fully vacant except for the following:

First Floor Area

Let to Susan Mc Inerney operating a hair salon from 1st October 1999 on a twenty-one-year lease at a passing rent of €11,500 pa with five-year rent reviews.

All other floors are vacant.

Contact Agent

BRIAN O'DWYER

PROPERTY PARTNERS DE COURCY O'DWYER

P: 061 410 410

E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

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.



www.propertypartners.ie

EMAIL: decourcyodwyer@propertypartners.ie

PHONE: 061 410 410

PSRA No. 002371



FOR SALE

**6 - 7 THOMAS STREET
LIMERICK CITY
LIMERICK V94E86W**

PRICE: €800,000 plus VAT if applicable

BER B3



DESCRIPTION

Limerick is the capital of the Mid-West region and is located approximately 210 km South West of Dublin City and 100 km North East of Cork City.

The subject property is located in the centre of Limerick city on Thomas Street, a pedestrianised area. This area has been identified as Limericks “café quarter” by Limerick City and County Council.

O Connell Street and Thomas Street are currently having a face lift as part of the O Connell Street rejuvenation project in Limerick city. The work is taking place on a phased basis with the current phase due for completion mid 2023. The aim is to reinvigorate Limericks main street, expanding pedestrian facilities and providing dedicated cycle and public transport links. The project includes widening of foot path facilities, provision of street furniture, dedicated cycle lanes etc. The property is adjoined by numerous coffee shops and restaurants along with retailers such as Brown Thomas and office users to include UBER. It is also close to the new Munster Rugby Museum.

The subject property comprises of a double fronted end of terrace four storey over basement commercial property. The ground floor and basement area are currently set out as restaurant / take away which we have been advised has the benefit of planning permission for same.

The three upper floors are accessed from a side door to the building via Little William Street with the first floor currently let as a hair salon, the second and third floors are currently vacant.





ACCOMMODATION (Approx)

The floor areas measured on a gross internal area excluding stairwell.

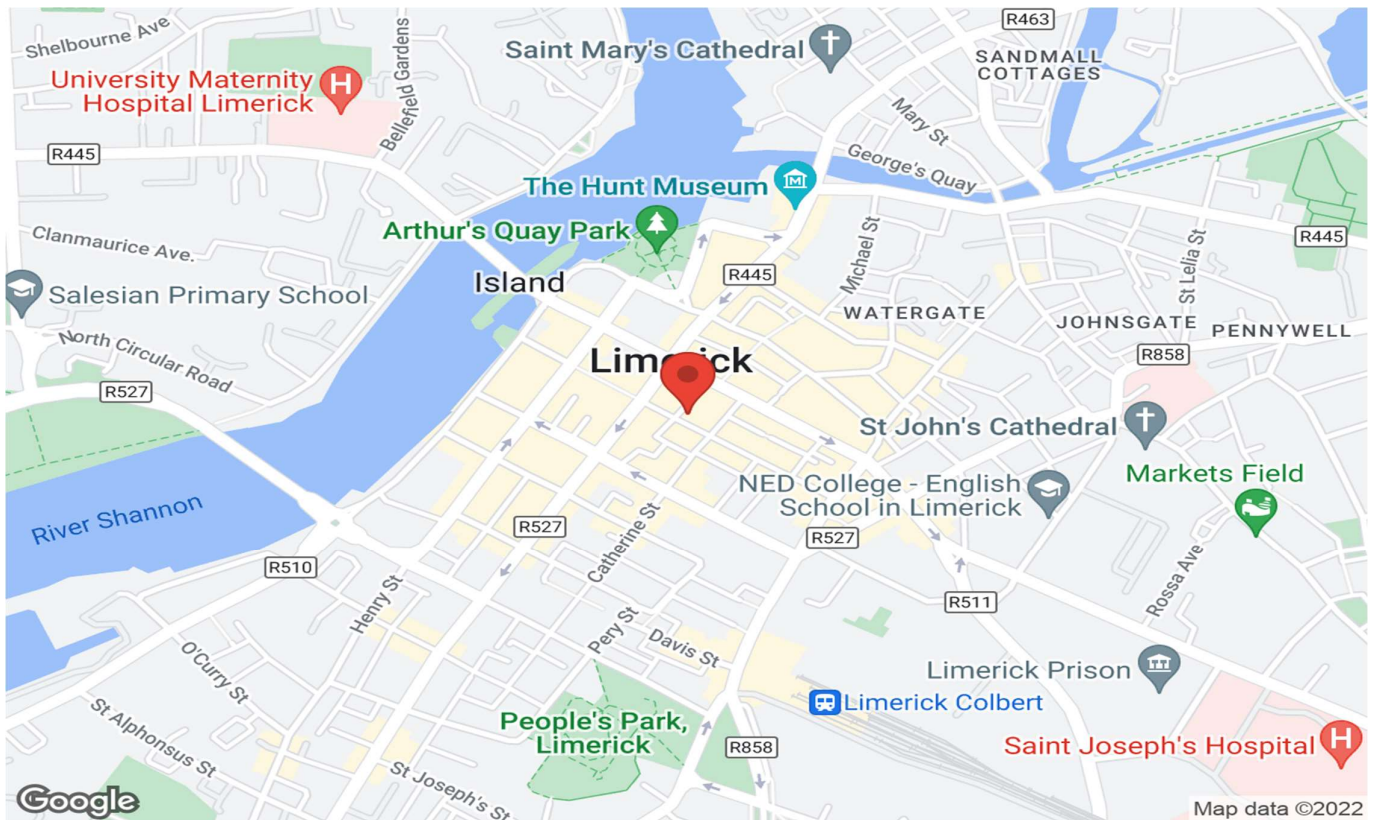
6 - 7

Basement	917	Sq. Ft.
Ground Floor	1374	Sq. Ft.
First Floor	1070	Sq. Ft.
Second Floor	1070	Sq. Ft.
Third Floor	1070	Sq. Ft.
Total	5500	Sq. Ft.

SPECIAL FEATURES

- Limericks "Café Quarter"
- Pedestrian Street
- Prime city centre location
- Planning Permission allows for restaurant / takeaway
- Upper floor may be suitable for residential subject to PP
- Separate side access to upper floor
- Small rear yard area
- BER: B3
- 12m frontage on to Thomas Street





TENANCIES

The entire is fully vacant except for the following:

First Floor Area

Let to Susan Mc Inerney operating a hair salon from 1st October 1999 on a twenty-one-year lease at a passing rent of €11,500 pa with five-year rent reviews.

All other floors are vacant.

Contact Agent

BRIAN O'DWYER

PROPERTY PARTNERS DE COURCY O'DWYER

P: 061 410 410

E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

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.



www.propertypartners.ie

EMAIL: decourcyodwyer@propertypartners.ie

PHONE: 061 410 410

PSRA No. 002371



FOR SALE

**6 - 7 THOMAS STREET
LIMERICK CITY
LIMERICK V94E86W**

PRICE: €800,000 plus VAT if applicable

BER B3



ACCOMMODATION (Approx)

The floor areas measured on a gross internal area excluding stairwell.

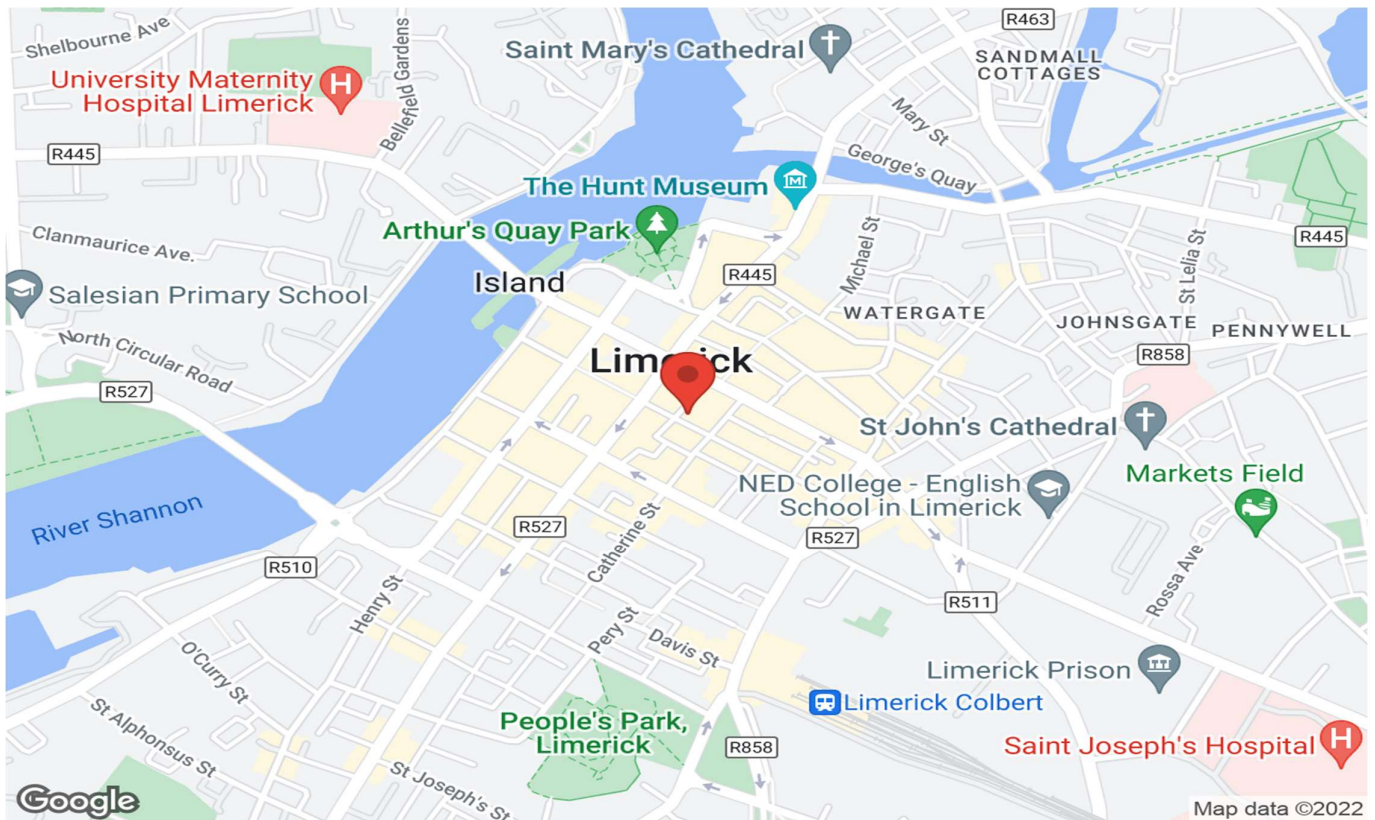
6 - 7

Basement	917	Sq. Ft.
Ground Floor	1374	Sq. Ft.
First Floor	1070	Sq. Ft.
Second Floor	1070	Sq. Ft.
Third Floor	1070	Sq. Ft.
Total	5500	Sq. Ft.

SPECIAL FEATURES

- Limericks "Café Quarter"
- Pedestrian Street
- Prime city centre location
- Planning Permission allows for restaurant / takeaway
- Upper floor may be suitable for residential subject to PP
- Separate side access to upper floor
- Small rear yard area
- BER: B3
- 12m frontage on to Thomas Street





TENANCIES

The entire is fully vacant except for the following:

First Floor Area

Let to Susan Mc Inerney operating a hair salon from 1st October 1999 on a twenty-one-year lease at a passing rent of €11,500 pa with five-year rent reviews.

All other floors are vacant.

Contact Agent

BRIAN O'DWYER

PROPERTY PARTNERS DE COURCY O'DWYER

P: 061 410 410

E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

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.



www.propertypartners.ie

EMAIL: decourcyodwyer@propertypartners.ie

PHONE: 061 410 410

PSRA No. 002371



FOR SALE

**6 - 7 THOMAS STREET
LIMERICK CITY
LIMERICK V94E86W**

PRICE: €800,000 plus VAT if applicable

BER B3



ACCOMMODATION (Approx)

The floor areas measured on a gross internal area excluding stairwell.

6 - 7

Basement	917	Sq. Ft.
Ground Floor	1374	Sq. Ft.
First Floor	1070	Sq. Ft.
Second Floor	1070	Sq. Ft.
Third Floor	1070	Sq. Ft.
Total	5500	Sq. Ft.

SPECIAL FEATURES

Limericks "Café Quarter"

Pedestrian Street

Prime city centre location

Planning Permission allows for restaurant / takeaway

Upper floor may be suitable for residential subject to PP

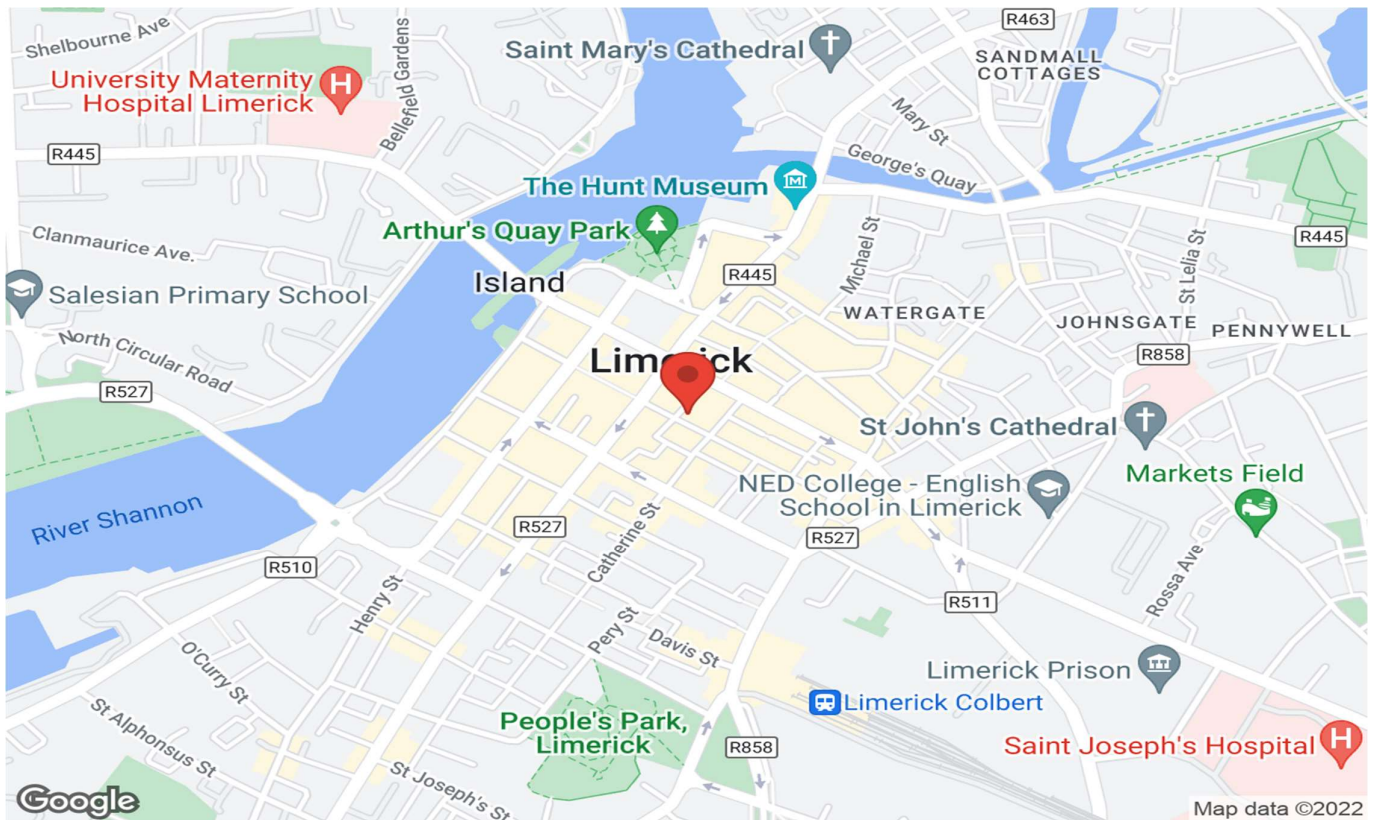
Separate side access to upper floor

Small rear yard area

BER: B3

12m frontage on to Thomas Street





TENANCIES

The entire is fully vacant except for the following:

First Floor Area

Let to Susan Mc Inerney operating a hair salon from 1st October 1999 on a twenty-one-year lease at a passing rent of €11,500 pa with five-year rent reviews.

All other floors are vacant.

Contact Agent

BRIAN O'DWYER

PROPERTY PARTNERS DE COURCY O'DWYER

P: 061 410 410

E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

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.



www.propertypartners.ie

EMAIL: decourcyodwyer@propertypartners.ie

PHONE: 061 410 410

PSRA No. 002371