

FOR SALE | By Private Treaty

POWER
PROPERTY

Limerick | Galway | Athlone

37b Cruises Street Limerick (Tenant Not Affected by Sale)

V94 Y6F9

INVESTMENT PROPERTY



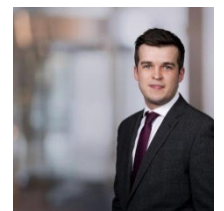
Prime Retail Investment Property

ENQUIRIES TO

- Prime Retail Investment Property located at Cruises Street, Limerick
- Modern Retail Premises with Full Height Glazed Shopfront.
- The entire property is fully let to Fonez Limited under the terms of a 10-year lease from 1st September 2019, subject to a current rent of €25,000 per annum.
- Nearby Occupiers include Elverys, River Island, New Look and Specsavers.



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INVESTMENT PROPERTY

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LOCATION

Limerick is the principal city of the Mid-West Region of Ireland, with a population of approximately 100,000. Cruises Street is Limerick City's prime retail street, which is underpinned by the high-quality retailers on the Street. The subject property is located at Cruises Street near its intersection with Chapel Street and William Street and is regarded as one of the best retail positions in the City Centre. The Unit is located close to high quality retailers including Golden Discs, River Island, New Look, Elverys Specsavers, Foot Locker and JD Sports.

DESCRIPTION

The subject property is a modern retail unit with ground and first floor accommodation. The ground floor comprises a retail area with ancillary staff and storage accommodation at First Floor Level. The premises has the benefit of a full height glazed shop front.

ACCOMMODATION

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Retail	60.73	654
First Floor	Stores / Staff	59.16	637
Total:		119.89	1,291

All intending purchasers should satisfy themselves in regard to floor areas and accommodation and the details of same at their own expense prior to acquisition of the property.

LEASE

The property is leased under the terms of a 10-year lease which commenced at 1st September 2019, the current rent payable under the terms of the lease is €25,000 per annum. The lease provides for a tenant only break option on the fifth anniversary of the lease term.



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BER RATING

BER E1

BER No: 800613077

EPI: 277.19 kgCO₂ /m²/yr2.31

RATEABLE VALUATION

Rates payable by the tenant in 2023 are approximately €6,097

GUIDE PRICE

€275,000 exclusive

VIEWING

Strictly by appointment with the sole agents Power Property

ENQUIRIES TO

Patrick Seymour & Colin Kavanagh
on +353 61 318 770

Disclaimer Policy: These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation, we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. **Power Property and the Vendor/Lessor give notice that:** These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

Find out more online at ppg.ie

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