

# Retail / Commercial Opportunity

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## For Sale by Private Treaty Unit 8, Castletroy Park Commercial Centre, Limerick.



*For illustration purposes only.*

- Ground floor fitted commercial unit available with the benefit of vacant possession
- Suitable to a variety of commercial uses (subject to planning permission)
- The property extends to a Net Internal Area of approximately 147.96 sq.m. (1,592.52 sq.ft.)
- Adjacent occupiers within the scheme include Bank of Ireland, Delish Café, Castletroy Park Pharmacy, Garretts Butchers and Spar

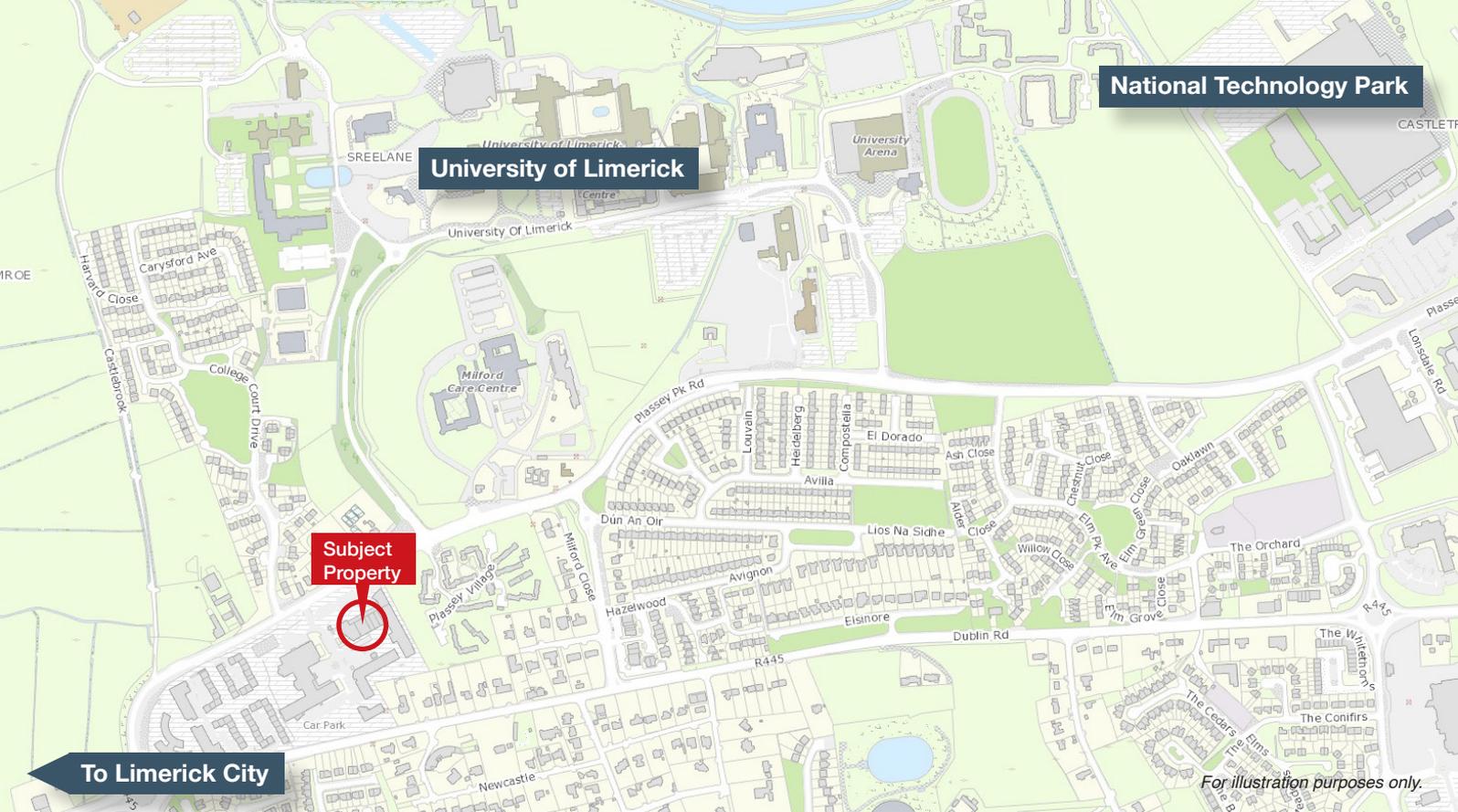
BER F

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## Location

The subject property is located within the Castletroy Park Commercial Centre, adjacent to the 4-star Castletroy Park Hotel and Leisure Centre. Castletroy is a desirable suburb of Limerick City which includes the larger suburbs of Annacotty and Newtown.

The surrounding area is a mix of established residential developments, and commercial users. The most notable occupiers in the immediate vicinity are University of Limerick and the National Technology Park.

Castletroy is approximately three kilometres east of Limerick City Centre.

## Description

The subject property comprises ground floor retail unit with the benefit of dual frontage and was most recently a café / restaurant unit. The unit is fitted internally with plastered and painted walls, air conditioning, timber laminate flooring, and back-of-house staff accommodation.

The unit fronts onto the surface car park of the development and has the benefit of high profile and strong visibility.

Castletroy Park Commercial Centre is a mixed commercial scheme comprising office, retail, medical and crèche accommodation and has the benefit of approximately 124 car parking spaces at surface level, with an additional 210 car parking spaces at basement level.

## Accommodation

Use	Approx. sq.m.	Approx. sq.ft
Commercial / Retail Space	101.61	1,093.72
Staff / Ancillary Space	46.34	498.80
<b>Total</b>	<b>147.96</b>	<b>1,592.52</b>

## Price

Offers in excess of €225,000 exclusive.

## BER Details

BER rating F

BER number 800570905

Energy performance indicator 1838.54 kWh/m<sup>2</sup>/yr 2.89

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