



FOR SALE

**FAST FOOD TAKEAWAY,
78 HENRY STREET,
LIMERICK CITY V94P4A9**

PRICE: €170,000.

BER B3



DESCRIPTION

The subject property comprises two storey end of terrace building which benefits from pre 1963 planning permission for "Fast Food Takeaway".

Internally the property is laid out as ground floor retail with side extension to a storage area and stairwell leading up to the first floor area. The first floor is mainly open plan with W.C., W.H.B. and office area.

The side extension was damaged as the result of a fire in the property with some damage to the main structure.

This is very busy location with a high volume of passing traffic and extensive pedestrian footfall. The surrounding area benefits from a good mix of commercial uses and has an extensive residential population while being close to a number of secondary schools and a short distance from Mary Immaculate College.

SPECIAL FEATURES

Pre '63 planning permission for "TakeAway" use
 High profile location
 Good visibility
 Busy commercial and residential location
 BER: B3

ACCOMMODATION

Ground Floor Area	C. 66 Sq.M.
First Floor Area	C. 24 Sq. M.
Total	C. 90 Sq. M. (973 Sq. Ft.)
Fit Out	This unit will be sold as is.
Services	We understand the subject unit benefits from all services.
Price	€170,000.
Building Rates	We have been advised the rates for 2020 are €1,276.

VIEWING - By appointment only with Property Partners de Courcy O'Dwyer.

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.