

FOR SALE - Investment Property

**39 Chapel Street,
Limerick.**



Price Guide

Region: €195,000

- COMMERCIAL BUILDING JUST OFF CRUISES STREET AND WILLIAM STREET.
- GROUND FLOOR RETAIL AREA WITH OVERHEAD OFFICE / STORES.
- CHAPEL STREET IS PEDESTRIANISED.
- ADJOINING OCCUPIERS INCLUDE CHAMPION SPORTS, ARGOS ALONG WITH MANY HIGH STREET RETAILERS.
- PASSING RENT OF €12,000 p.a. FOR 5 YEARS FROM JUNE 2017.

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Barrack House, O'Connell Avenue, Limerick. PSRA Licence No.: 002371

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

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Location:

The property is very well located on Chapel Street, a pedestrian street which adjoins Cruises Street and William Street, Limerick's main retailing locations. This is a prime retail location, with many of the adjoining occupiers comprising of high street household names.

Description:

The subject unit comprises of a mid terraced, 3 storey unit with ground floor retail and overhead office / stores.

Accommodation:

The accommodation comprises of the following approximate GIA:

Ground Floor Area: 31 Sq. m.

1st Floor: 31 Sq. m.

2nd Floor: 31 Sq. m.

Total: 93 Sq. m. C. 1,000 Sq. ft.

The subject accommodation also benefits from w.c. and a locker room area.

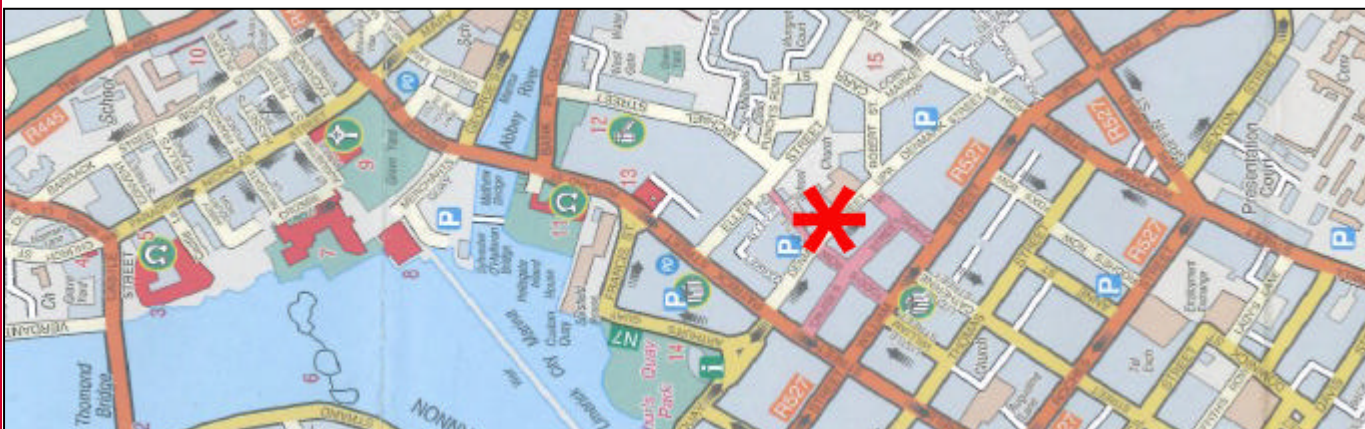
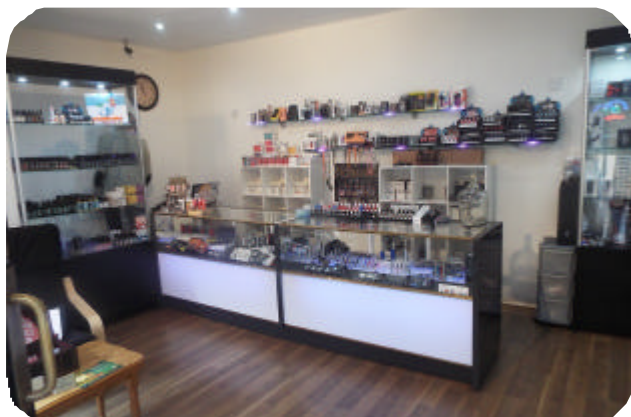
Lease Terms:

The subject unit is Let to Alvin Ltd T/A e-cigs shops, for a term of 3 years at a rent of €10,000 p.a.. The lease expires in June 2017. It has been agreed with the Tenant, that the subject unit will be let on a 5 year lease at €12,000p.a. + VAT if applicable from the expiry date of the original lease agreement.

The Tenant is responsible for rates and building insurance.

Services:

We have been advised all main services are available to the subject property.



Viewing:

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

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

Disclaimer

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