

TO LET

**Unit 3,
The Racefield Centre,
Fr. Russell Road, Dooradoyle,
Limerick. V94 FZN0**



- Ground floor unit comprising of 86 Sq. M. or 926 Sq. Ft.
- Very well located unit in this busy neighbourhood shopping centre.
- Quoting rent €20,000 per annum.
- Unit is part fitted out.
- Adjoining occupiers include The Tea Rooms, TakeAway, Dental surgery, Barbers, Beauticians, Bar & Restaurant, Bookmakers, Hairdressers, Pharmacy & Convenience Store.

Location:

The Racefield neighbourhood Shopping Centre is situated in a prime residential location, located just off the Fr. Russell Road circa 5 km from Limerick City Centre and within close proximity to Raheen Business Park, University Hospital Limerick and a number of large residential developments.

Description:

The subject property comprises of a ground floor retail unit which has been part fitted out with communal customer parking to the front and private loading and parking to the rear.

Accommodation:

Based on the floor areas provided, the accommodation of the subject unit is as follows:
Ground Floor Area: 86 Sq. M. (926 Sq. Ft.)

Car Parking:

Communal customer parking to the front.

Fit Out:

The unit has been part fitted out.

Services:

Assume that all main services are available to the subject unit.

BER:C1

Service Charge:

C. €1,200 pa

Rates:

We have been advised the rates for 2018 are €3,178 per annum.

Rent:

€20,000 per annum plus VAT if applicable.

Viewing:

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

Tel: 061 410410

Email: bodwyer@propertypartners.ie

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