

**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](mailto:bodwyer@propertypartners.ie)

**Disclaimer**

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.