

RETAIL

**5 Cruises Street
Limerick**

**POWER
PROPERTY**

TO LET BY PRIVATE TREATY



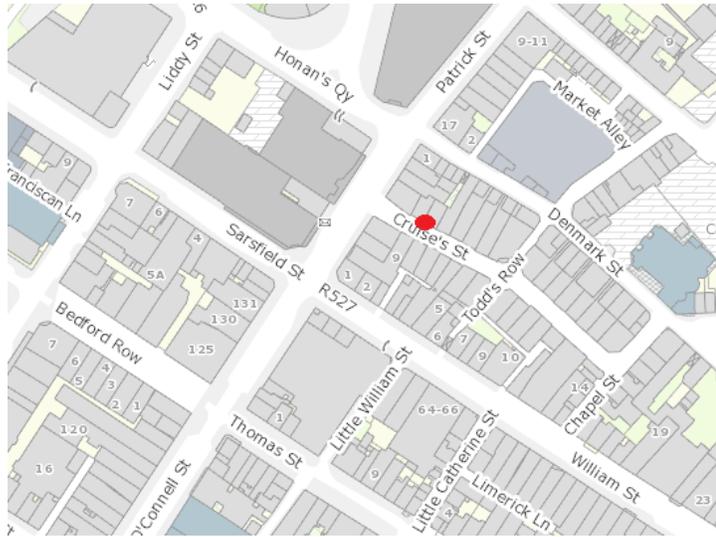
- Prime Retail Unit on Limerick's Prime Retail Pitch, at the Junction of Cruises Street and O'Connell Street.
- Fitted Retail Unit has benefit of a Prime Trading Position on Cruises Street, with Ground Floor Accommodation of 99 sq. metres (1,066 sq.ft) and First Floor of 105 sq. metres (1,132 sq.ft)
- Adjacent Occupiers Include Easons, Art & Hobby, Costa Coffee, Claires, 3 & McDonalds
- New Lease Available on the Property

tel: +353 61 318 770

www.ppg.ie

LOCATION

Limerick is the principal city of the Mid-West Region of Ireland, with a population of approximately 100,000. Cruises Street is Limerick City's prime retail street, which is underpinned by the high quality retailers on the Street. 5 Cruises Street is located near the junction of Cruises Street and O'Connell Street is regard as the one of the best retail positions in the City Centre. The Unit is located close to Penney's, Costa Coffee, Eason's & Debenhams all major retail occupiers in this area of the City Centre.



DESCRIPTION:

5 Cruises Street is a modern retail unit, which has been fitted out by the previous occupier in recent years. The unit is presently fitted out as phone Retail store, and is ideally suited for a similar use, or alternative Retail use. The ground floor comprises a modern Retail fit-out and is in Retail use, and the first floor provides for Staff Facilities and Storage Accommodation.

ACCOMMODATION:

The approximate internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Retail	99	1,066
First Floor	Storage	105	1,132
Total:		204	2,198

QUOTING RENT

Details Available on Application

VIEWING

Strictly by appointment with the sole agents
Power Property

LEASE TERMS

Details available on application

BER RATING

Details available on application

RATEABLE VALUATION

Rates payable in 2018 equated to €8,684 (Approx.)

CONTACT

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Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. Power Property and the Vendor/Lessor give notice that:

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- Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



PSRA Licence No: 001297

Commercial & Residential Property Consultants • Estate Agents • Chartered Valuation Surveyors

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