

RETAIL

Post Office Lane,
Off Cecil Street,
Limerick

POWER
& ASSOCIATES

TO LET



Retail unit over 2 floors extending to 101 sq. metres (1,084 sq. feet)

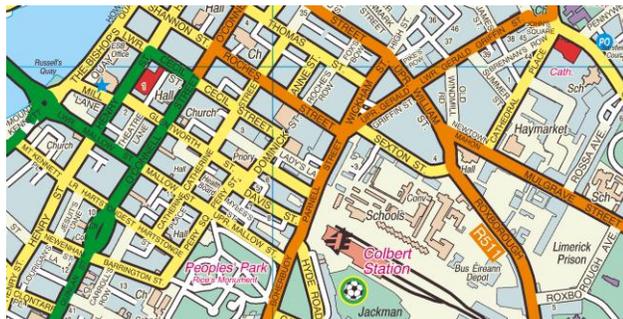
Newly developed retail unit adjacent to the GPO and within close proximity of Henry Street and O'Connell Street.

Ideal for many commercial uses including barber, beauty salon, boutique etc

tel: +353 61 318 770
www.powercs.ie

LOCATION

The property is located just off Lower Cecil Street in Limerick's City Centre and is within 5 minutes walk from O'Connell Street and the newly developed Bedford Row and Thomas St. Occupiers in the area include Limericks GPO, Holmes O'Malley Sexton Solicitors, Creation Travel, Jaffas Café & Royal Bank of Scotland together with ACC Bank who will be occupying offices on Henry Street shortly.



DESCRIPTION:

This newly developed retail unit comprises a ground floor of 45 sq. metres and a first floor of 56 sq. metres. The unit has been developed to shell and core specification, ready for tenant fit out.

ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Retail	45	484
First Floor	Retail	56	600
Total:		101	1,084

TITLE

Flexible Lease Terms available

BER RATING

Details available on application

RATEABLE VALUATION

Details available on application

SERVICE CHARGES

Details available on request.

QUOTING PRICE

€25,000 per annum exclusive

VIEWING

Strictly by appointment with the sole agents
Power & Associates

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 & Associates and the Vendor/Lessor give notice that:

- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
- The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lesseees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant.
- Neither the Vendor/Lessor nor Power & Associates 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 Property Consultants • Estate Agents • Chartered Valuation Surveyors

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