

TO LET**Unit 2**

**Caherdavin Shopping Centre,
Ennis Road,
Limerick.**



- GROUND FLOOR UNIT
- PARTLY FITTED UNIT
- HIGH PROFILE CENTRE
- AMPLE CAR PARKING
- PREVIOUSLY OCCUPIED AS A BEAUTY SALON
- UNIT OF 441 SQ. FEET

Location:

The subject property is located at the Caherdavin Shopping Centre just off the Ennis Road and fronting onto a large green area. This development is approx. 3 kms from Limerick City Centre. Adjoining occupiers incl. Post office, Convenience Store, Pharmacy, Butchers, Restaurant, Barbers, Beauty Salon and Dry Cleaners. Along with additional office occupiers.

Description:

The subject unit comprises of own door ground floor retail unit which was previously used as a beauty salon. The subject unit is partly fitted and mainly comprises of four therapy rooms along with ancillary accommodation.

Accommodation:

Ground Floor Unit area - 441 Sq. Ft.

Fit Out:

The unit is partly fitted out.

Services:

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

Car Parking:

Ample communal car parking available.

Rent:

€12,000 per annum plus VAT if applicable.

Service Charge:

€882 per square foot.

Rates: TBC

The above outgoings were supplied by our clients and are correct at time of going to print.



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

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PSRA Licence No.: 002371

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