

Limerick | Galway | Athlone

Unit 4 Crescent Court St. Nesssans Road, Dooradoyle Limerick



Prime Retail Unit

- Mid Terrace Ground Floor Retail Unit of 110 Sq. M. (1,184 sq. feet) in Busy Neighborhood Centre
- Prime Location in Limerick's main Retail Suburb at Dooradoyle
- Fitted Unit formerly in use as Hair Salon
- Lease Terms Negotiable (subject to contract)
- Excellent On-Site Car Parking in Well Managed Centre
- Join Permanent TSB, Keating's Care Plus Pharmacy & Aideen's Shoes



ENQUIRIES TO

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TO LET | By Private Treaty

LOCATION

Limerick City is the capital city for the Mid-West Region of Ireland (population 94,192), the City is home to major business and Administrative Occupiers. The city is well serviced by public transport and a modern road network links the city to Galway, Shannon (Airport), Dublin and Cork.

Dooradoyle is one of Limerick's principal suburbs, Crescent Court is located just metres from Crescent Shopping Centre one of the largest regional Shopping Centre's in Ireland. The proximity of University Hospital Limerick, Raheen Business Park and County Hall to Crescent Court ensures major trading potential at this location. Crescent Court has significant frontage directly onto St. Nessan's Road, this Road has a significant traffic flow which further enhances the potential for trade from Crescent Court.

DESCRIPTION

The property comprises a mid-terrace ground floor retail unit, which is fitted-out to include floor tiling, ceiling and lighting, Air Conditioning Units, Staff Toilet and a store room. The unit has the benefit of a full height glazed shop front with a centrally positioned double door for display and branding.

FEATURES

- Modern Mid-Terrace Fitted Retail Unit of 1,184 Sq. Feet
- Available to Lease under the terms of a new lease (subject to contract)
- Prime Retail Location in one of Limerick's busiest Retail Locations





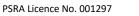
 Strictly by appointment with the sole agents Power Property

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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: 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 of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees 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 compresation or or the rescission of the rescission of the rescission of the rescission of the 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.

Find out more online at **ppg.ie**









POWER PROPERTY

Limerick | Galway | Athlone

LEASE DETAILS

The property is available to lease under the terms of a commercial lease the terms of the lease are negotiable.

BER RATING

Details on Application

COMMERCIAL RATES €4,687 (2020)

RENT Details on Application

SERVICE CHARGES Details on Application

VIEWING