

INVESTMENT

Unit H
Lock Quay
Limerick

POWER
& ASSOCIATES

FOR SALE BY PRIVATE TREATY

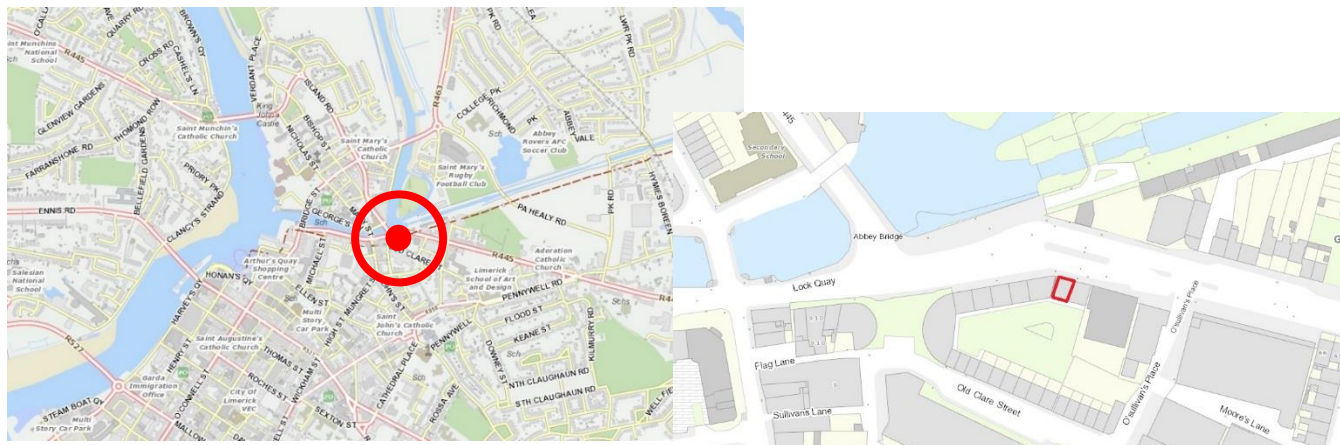


- Prime Office Property of approximately 199.28 sq. m. (2,145 sq. feet), with Car Parking to the Rear (3 dedicated spaces).
- Well Established Office Location overlooking the Abbey River, and in close proximity to Limerick Courts, Deloitte, Revenue Commissioners, Barrington's Hospital, VHI, and the Absolute Hotel.
- First floor occupied by the Legal Aid Board producing an income of €10,000 p.a.
- Potential to increase income by letting the Ground and Second Floors.

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LOCATION

The property is centrally located at Lock Quay, Clare Street one of Limerick's city centre business districts. Neighbouring occupiers include the Courthouse, Office of the Revenue Commissioners, Barrington's Hospital, VHI, Deloitte, Limerick School of Art & Design and the Absolute Hotel. The office building is well positioned on one of the main commuter routes to Limerick City Centre the R445. The R445 (Old Dublin Road) links Limerick City Centre to Castletroy and the M7 motorway connecting Limerick to Dublin.



DESCRIPTION

The property comprises a 3 storey mid-terraced building forming part of a larger office block. The accommodation comprises an open plan office at ground floor. The first and second floors provide private offices, toilet facilities and a kitchen. The building's exterior is finished with a brick façade on the front elevation and plaster finish to the rear of the property. Car parking is available in an open yard with a secure gate located to the rear of the property accessed from O'Sullivan's Place off Clare Street. The property being offered for sale has the benefit of 3 car spaces under long leasehold title.

ACCOMMODATION

The approximate gross internal floor areas are as follows:

| Description: | Area (sq. metres) | Area (sq. feet) |
|---------------|-------------------|-----------------|
| Ground Floor | 56.21 | 605 |
| First Floor | 71.54 | 770 |
| Second Floor | 71.54 | 770 |
| Total: | 199.28 | 2,145 |

BER RATING

BER E2

BER No: 800420739

Energy Performance Indicator: 634.08 kWh/m²/yr

RATEABLE VALUATION

RV – Approximately €2,516 (2015)

TITLE/TENANCY

Main Building (Freehold)

3 Car Spaces in Yard to Rear (Long Leasehold).

The First Floor and 2 car spaces are occupied by the Legal Aid Board under Licence for 2 years from 1st March 2017.

SERVICE CHARGES

Details on Application

GUIDE PRICE

On Application

VIEWING

Strictly by appointment with the sole agents

CONTACT

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Disclaimer Policy:

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PSRA Licence No: 001297



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