

CITY CENTRE INVESTMENT/DEVELOPMENT OPPORTUNITY

**20 BROAD STREET
LIMERICK
V94 H67N**



SPECIAL FEATURES:

- ✓ **CITY CENTRE LOCATION**
- ✓ **SUPERB INVESTMENT OPPORTUNITY**
- ✓ **CURRENT RENT €2,100 PM.**
- ✓ **MAY SUIT THE DEVELOPMENT OF 2 MORE APARTMENTS**
- ✓ **GROUND FLOOR MAY QUALIFY FOR VACANT PROPERTY GRANT**

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**ASKING PRICE
OFFERS IN EXCESS**

€275,000



PROPERTY MANAGEMENT | SALES | LETTINGS



LOCATION

No. 20 Broad Street, a superbly positioned mixed use property located in the Market Area of Limerick City. Situated at the junction of Mungret Street and Broad Street, this central location is just 120 meters south of Clare Street's junction with the Dublin Road (R445), 170 metres north of the Milk Market, 475 meters northeast of Limerick City Centre and 4.17 km from the M7 at Ballysimon (Junction 29).

TUS -Limerick School of Art and Design, The Opera Centre, St Johns Hospital etc are all in short proximity.

In addition this enviable position is within close proximity to all local amenities are including shops, cafes, restaurants, schools etc.

DESCRIPTION

The property comprises a three storey building over basement on a site of 195 sq. mtrs with side and rear access. The ground floor, previously operated as a public house, extends to 85 sq. m. of commercial space. It is laid out to provide an open area, kitchen and toilets. In addition there is a large rear yard with independent access. This space provides ample scope for redevelopment, with the potential to be converted into two separate apartments, enhancing its investment appeal.

Overhead is an own door apartment extending 112 sq. m. Laid out to maximise revenue, it comprises three bedrooms, (two ensuite bedroom), each equipped with a kitchenette, as well as a shared living room and bathroom, making it ideal for short-term lets or multi-tenant arrangements.

The apartment is current let to students on a 9 month contract at €2,100 pm.

ACCOMMODATION

- Ground Floor 85 sq. m
- (Open plan with kitchenette and toilets)
- First Floor
- Bedroom No. 1 3.8 x 3.3
- Kitchenette/Shower Room 3.7 x 1.6
- Bedroom No. 2 2.2 x 4.5
- Kitchenette/Ensuite
- Second Floor
- Kitchenette/Living Room 4.1 x 2.6
- Bedroom 3 4.6 x 2.6
- Common Living Room 5.0 x 2.6

Total floor area: 197 sq.m

BER DETAILS

BER Certificates available on request

Viewing by appointment

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