

RETAIL UNIT

37B Cruises Street,
Limerick

POWER
PROPERTY

TO LET



BER E1

Prime Retail Unit comprising approximately 65.2 sq. metres (702 sq.ft) at ground floor level with storage at first floor of 59.0 sq. metres (636 sq.ft).

Ideally suited for a wide range of uses including fashion, jewellers, footwear, café (SPP)

Excellent location on one of Limerick's prime pedestrian street with neighbouring occupiers including JD Sports, Specsavers, Boots, New Look and River Island.

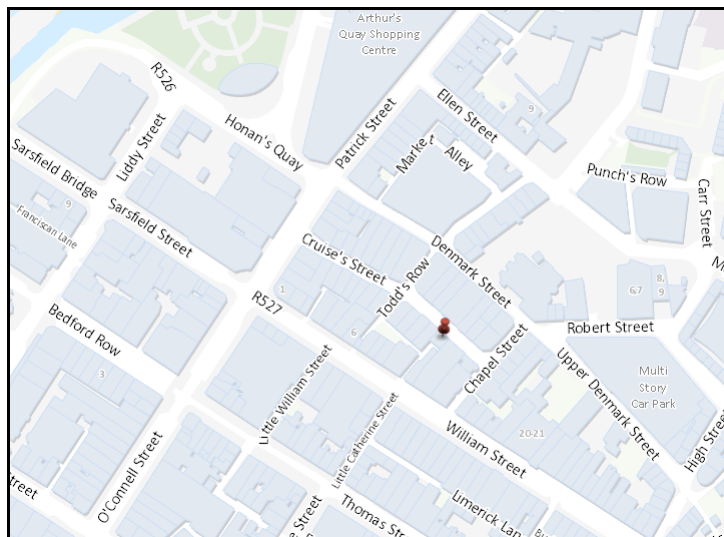
Flexible lease terms available.

tel: +353 61 318 770

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LOCATION

The subject property is located on Cruises Street, Limerick. Cruises Street is one of Limerick's prime pedestrian shopping street. The quality of the location is underpinned by the occupiers which include Monsoon, Boots, JD Sports, Specsavers, River Island, New Look etc. Debenhams, Brown Thomas and Arthur's Quay Shopping Centre are also situated in close proximity to the property.



DESCRIPTION:

37B Cruises Street comprises a prime retail unit which extends to approximately 65.2 sq. metres (702 sq. ft.) at ground floor level with storage at first floor of 59 sq. metres (636 sq. ft.). The unit is fully fitted and benefits from a large modern shop front. The first floor of the unit is laid out to provide storage accommodation together with an office and staff facilities. The unit would suit a wide variety of users including fashion, jewellers, footwear, café (SPP) etc.

ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Retail	65.2	702
First Floor	Storage	59.0	636
Total:		124.2	1,338

QUOTING RENT

Details available on request

BER RATING

BER E1 800613077 1163.95 kWh/m²/yr

VIEWING

Strictly by appointment with the sole agents
Power Property

RATEABLE VALUATION

Rateable Valuation - €21,800
Rates payable in 2017 equated to €5,628.76 (Approx.)

LEASE TERMS

Flexible Lease Terms Available

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 Property and the Vendor/Lessor give notice that:

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PSRA Licence No: 001297

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