



## TO LET

**UNIT 3,  
THE RACEFIELD CENTRE,  
FR. RUSSELL ROAD,  
DOORADOYLE,  
LIMERICK V94F2N0**

**COMMERCIAL UNIT TO LET**

**RENT: €27,750 / year + VAT if applicable**

**BER C1**



## DESCRIPTION

The Racefield neighbourhood shopping centre is situated in a prime residential location, located just off the Fr. Russell Road circa 5km from Limerick city centre and within close proximity to Raheen Business Park, University Hospital Limerick and a number of large residential developments.

The subject property comprises of a ground floor retail unit which has been part fitted out with communal customer parking to the front and private loading and parking to the rear.

## SPECIAL FEATURES

Ground floor unit comprising of 86 Sq. M. or 926 Sq. Ft.  
 Very well located unit in this busy neighbourhood shopping centre  
 Adjoining occupiers include Dental Surgery, Barbers, Beauticians, Bar & Restaurant, Bookmakers, Hairdressers, Pharmacy and Spar Convenience Store which is under new ownership and due to undergo a full refit.

## ACCOMMODATION

<b>Ground Floor Area</b>	86 Sq. M. (926 Sq. Ft.)
<b>Fit Out</b>	The subject unit is partially fitted out
<b>Services</b>	We assume that all main services are available to the unit
<b>Rent</b>	€27,750. per annum plus VAT if applicable
<b>Car Parking Space</b>	Communal customer parking to the front
<b>Building Rates</b>	We have been advised the rates are c. €3,384 for 2023
<b>Water Rates</b>	Subject to usage.
<b>Service Charge</b>	Including building insurance c. €1,882 for 2023

**VIEWING** - By appointment only with Brian O'Dwyer - Property Partners de Courcy O'Dwyer 061 410410.

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.