

**TO LET**

**Retail Unit,  
58 William Street,  
Limerick.**



- VERY WELL LOCATED RETAIL UNIT.
- LOCATED IN LIMERICK'S MAIN RETAIL AREA.
- LOCATED ON LIMERICK'S WILLIAM STREET WHICH HAS BEEN RECENTLY EXTENSIVELY RENOVATED.
- ADJOINING OCCUPIERS INCLUDE BOOTS, SUPERDRUG, DIXONS AND AWEAR.

## Location:

The subject property is very well located on a National Primary Road on one of Limerick's prime shopping areas, William Street has been extensively upgraded in recent times.

## Description:

The subject unit comprises of a mid terrace, ground floor retail unit with basement and overhead stores.

## Accommodation:

The gross internal area of the subject property is as follows:

**Ground Floor Area:** 1372 sq. ft.

**Basement Area:** 731 sq. ft.

**1st Floor:** 400 sq. ft.

**2nd Floor:** 400 sq. ft.

**Total:** **2,903 Sq. Ft.**

**Rent:** €25,000 per annum plus VAT if applicable

**Rates:** €7,700 per annum for 2012 **Water Rates:** €300 plus subject to usage

**Service Charge:** N/A

**Building Insurance:** €1,000

## Services:

We have been advised all main services are available to the subject property.

The above out goings were supplied by our clients & correct at time of going to print.

**BER Rating:** F



## Viewing:

Strictly by prior appointment with **Brian O'Dwyer**

**Tel:** 061 410410

**Email:** bodwyer@propertypartners.ie