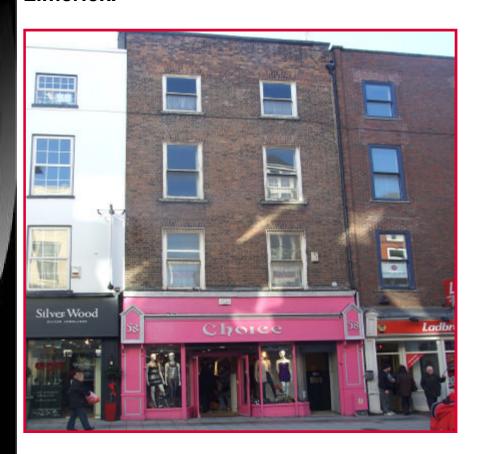
# RTNERS

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# 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

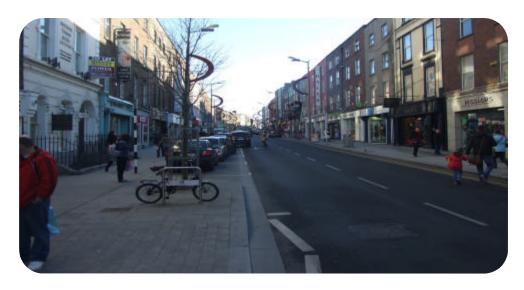
**Service Charge:** N/A **Building Insurance:** €1,000

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

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