

**TO LET****Unit 8A****Restaurant / Coffee Shop  
Caherdavin Shopping Centre,  
Ennis Road,  
Limerick.**

- GROUND FLOOR RETAIL UNIT
- FINISHED TO A SHELL SPECIFICATION
- OPENING HOURS: 8:00AM TO 8:00PM ONLY
- DOUBLE FRONTED UNIT
- HIGH PROFILE LOCATION
- AMPLE CAR PARKING
- UNIT OF 457 SQ. FEET

[www.propertypartners.ie](http://www.propertypartners.ie) | 061 410410  
Barrack House, O'Connell Avenue, Limerick.

PRSA Licence 002371

**Location:**

The subject property is located at the Caherdavin Shopping Centre just off the Ennis Road and fronting onto a large green area. This development is approx. 3 kms from Limerick City Centre. Adjoining occupiers incl. Post office, Convenience Store, Pharmacy, Butchers, Restaurant, Barbers, Beauty Salon and Dry Cleaners. Along with additional office occupiers.

**Description:**

The subject unit comprises of own door ground floor retail unit with full planning permission for a restaurant / coffee shop, Planning Ref. No. 15/410. The existing planning permission allows for the subject unit to be opened between the hours of 8:00am and 8:00pm only. The unit is currently in a shell state ready for tenant's fit out.

**Accommodation:**

The subject unit comprises of the approximate gross internal floor area:  
Ground Floor Unit area - 457 Sq. Ft.

**Fit Out:**

The unit is in a shell finish.

**Services:**

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

**Car Parking:**

Ample communal car parking available.

**Rent:**

€12,000 per annum plus VAT if applicable.

**Service Charge:**

€920 per annum or €2 per square foot.

**Rates:** TBC

The above outgoings were supplied by our clients and are correct at time of going to print.



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

**Tel:** 061 410410 / **Email:** bodwyer@propertypartners.ie

PSRA Licence No.: 002371

**Disclaimer**

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.