

FOR SALE / TO LET

**Commercial Unit,
Chapel Court,
Cathedral
Place, Limerick.**



- FULLY FITTED COMMERCIAL UNIT ON GROUND FLOOR & SEMI BASEMENT
- GOOD LOCATION ON THE OUTSKIRTS OF LIMERICK CITY CENTRE
- UNIT SUITABLE FOR A NUMBER OF USES TO INCLUDE RETAIL, OFFICES & SURGERY
- SALE PRICE ON APPLICATION

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

WWW.PROPERTYPARTNERS.IE

Location:

Limerick City is Ireland's third largest city & the capital of the Mid West region with a population of c.400,000. It is situated approximately 194 km south west of Dublin city, 100 km north east of Cork city & 24 km south east of Shannon International airport. The subject property is located on the outskirts of Limerick city centre just off Cathedral Place with runs between Musgrave Street & St. Johns Square. This location has seen extensive development in recent years leading to an increased foot fall.

Description:

The subject property comprises of a mid terrace commercial unit which has been fitted out to a very high standard comprising of a ground floor and semi basement area. Adjoining occupiers include various uses to include hair dressers, coffee shop, art gallery, showrooms etc.

Accommodation:

The accommodation measured on a gross internal area basis comprises of the following approximate areas:

Ground Floor Area: 560 Sq. Ft.

Basement Area: 560 Sq. Ft.

Total: 1,120 Sq. Ft.

Sale Price / Rent

€45,000/ €8,000 per annum

Car Parking:

Customer car parking available in adjoining forecourt area

Rates:

€3,400 per annum

Water Charge:

€300 per annum plus usage

Service Charge: €600 per annum

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

Viewing:

Strictly by prior appointment with

Brian O'Dwyer

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OS Licence No. AU 0038307

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