

TO LET BY ASSIGNMENT OR SUBLET

**Ground Floor,
64 O'Connell Street,
Limerick.**



- WELL FITTED OUT GROUND FLOOR ACCOMMODATION
- CORNER PROFILE UNIT
- FRONT & SIDE ACCESS
- FLOOR PLATE TO INCLUDE OPEN PLAN OFFICES & TWO PRIVATE OFFICES
- IDEAL FOR A NUMBER OF USES TO INCLUDE SOLICITORS, ARCHITECTS, ENGINEERS, ETC.

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Barrack House, O'Connell Avenue, Limerick.

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Location: The subject property is located on O'Connell Street, Limerick's main thoroughfare at the pivotal junction of Mallow Street.

Description: The subject property comprises of a ground floor Georigan office unit which is in good condition throughout while benefitting from a good floor plate & some original features.

Accommodation: The accommodation comprises of approximately 91 Sq. M. (979 Sq. Ft.)

Services: We understand that all main services are available to the property.

Car Parking: On street car parking available or nearby multi storey car parking.

Rent: We are quoting a reduced rent of €10,000 per annum plus VAT for the first 5 year term of the lease.

Rates: For 2010 €4854

Building Insurance: ?

The above rates & service charge were supplied by our clients & correct at time of going to print.

Lease Details: The subject unit is let on a 35 year lease from 01st June 1986 at a current passing rent of €18,664 per annum subject to a review outstanding from 2006. The existing sub tenant is Abbey National PLC.

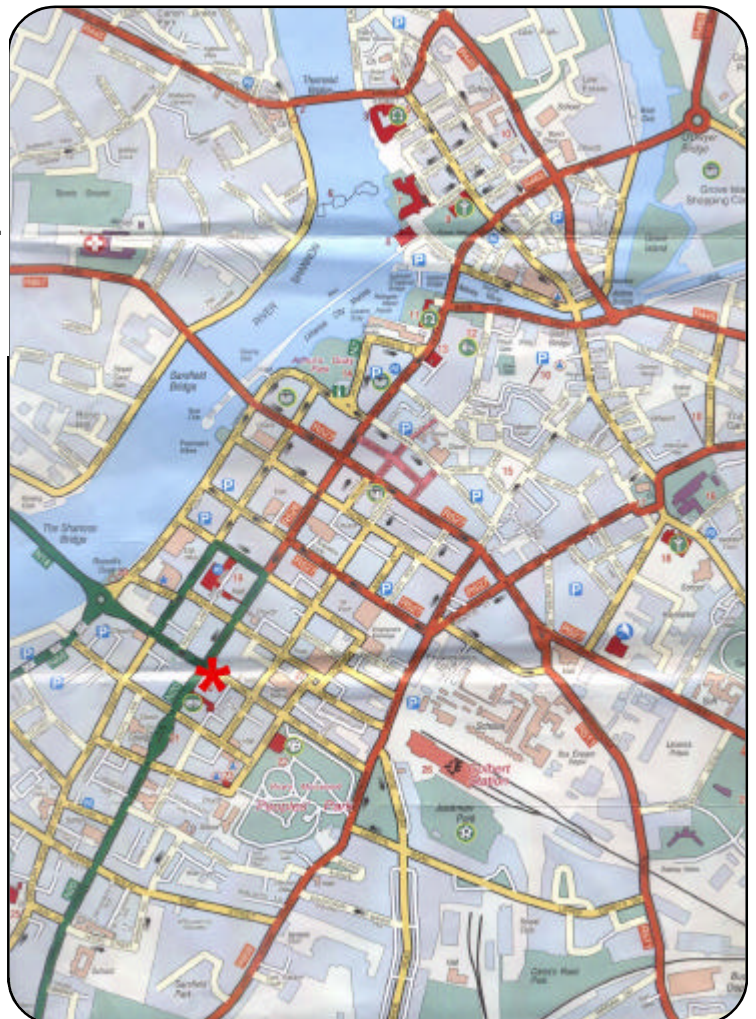
Lease Term: Long or short lease available

Viewing: Strictly by prior appointment with

Brian O'Dwyer

Tel: 061 410410

Email: bodwyer@propertypartners.ie



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