



To Let

**Retail Unit No.5
Henry Street
Limerick**



- Modern ground floor & basement retail unit
- High profile location fronting Henry Street
- Total floor area approx. 113 sq.m (1,215 sq.ft)
- Forms part of a recently constructed retail, office & residential development
- Suitable for a variety of uses

PROPERTY TEAM CUSACK DUNNE

• Auctioneers • Valuers • Estate Agents • Property Consultants •

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Location:

Henry Street is currently undergoing rapid transformation with a number of office and retail developments currently under construction.

The subject retail unit occupies a prime pitch on Henry Street, between its junction with Lower Mallow Street and Lower Hartstonge Street. The location is considered one of Limerick's prime office districts and benefits from a strong catchment population.

Surrounding occupiers include The Department of Foreign Affairs, Car Com and Gleeson's Centra Convenience store.

Description:

The subject property comprises a ground floor retail unit with basement storage extending to a total gross internal area of approximately 113 sq. m. (1,215 sq. ft.).

The unit is finished to a shell and core specification and benefits from a glass front façade.

Accommodation:

The accommodation measured on a gross internal basis provides the following approximate areas:

| Floor | Description | *GIA Sq.m | *GIA Sq.ft |
|--------------|----------------|------------|--------------|
| Ground | Retail | 56 | 602 |
| Basement | Retail / Store | 57 | 613 |
| Total | | 113 | 1,215 |

*GIA Gross Internal Area

Services:

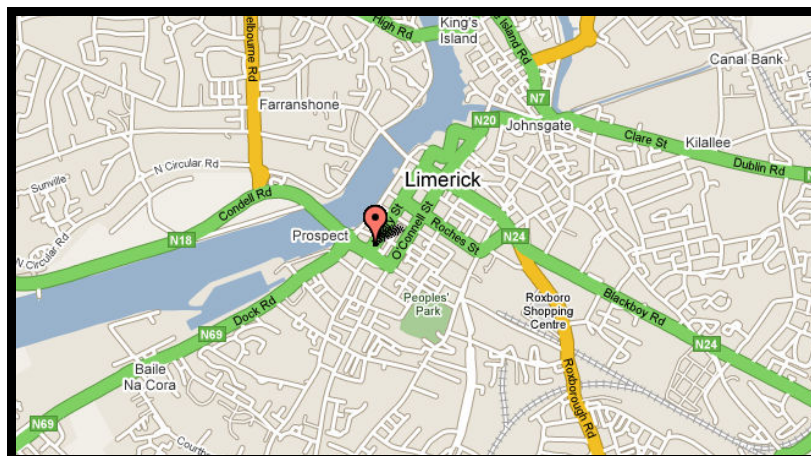
All mains services are available to the property.

Rent /Lease Terms:

On application.

Viewing:

Strictly by appointment with Mark Cusack Tel 061 209000.



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