

**TO LET**  
Retail Unit,  
Chapel Street,  
Limerick.



- COMMERCIAL BUILDING JUST OFF CRUISES STREET AND WILLIAM STREET.
- GROUND FLOOR RETAIL AREA WITH OVERHEAD OFFICE / STORES.
- CHAPEL STREET IS PEDESTRIANISED.
- ADJOINING OCCUPIERS INCLUDE MOTHERCARE, CHAMPION SPORTS AND ARGOS ETC.

**Location:**

The property is very well located on Chapel Street, a pedestrian street which adjoins Cruises Street and William Street, Limerick’s prime retailing locations.

**Description:**

The subject unit comprises of a mid terraced, 3 storey unit with ground floor retail and overhead office / stores.

**Accommodation:**

The accommodation comprises of the following approximate lettable area:

- Ground Floor Area:** 260 Sq.Ft.
- 1st Floor:** 215 Sq. Ft.
- 2nd Floor:** 204 Sq. Ft.
- Total:** **679 Sq. Ft.**

The subject accommodation also benefits from w.c. and a locker room area along with a service lift throughout.

**Lease Terms:**

Flexible lease terms available

**Services:**

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

**Rent:** €12,000 per annum plus VAT if applicable.

**Rates:** €6,850

**Service Charge:** N/A

**Insurance:** €750

**Water Rates:** €300 plus usage

The above rates and service charges were supplied by our client & correct at time of going to print.



**Viewing:**

Strictly by prior appointment with

**Brian O’Dwyer**

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