

TO LET | By private treaty

POWER
PROPERTY

Limerick | Galway | Athlone

12A Cruises Street, Limerick V94N7P3

RETAIL



Prime Retail Unit (3,497 Sq. Feet)

- Prime Retail position in Limerick City Centre with High levels of passing footfall at the Cruises Street.
- Fitted Retail Unit, with Ground Floor Retail Accommodation of 190.17 sq. metres (2,046 sq. feet) and First Floor Storage & Office Space of 134.70 sq. metre)
- Adjacent Occupiers Include; Specsavers, Foot Locker, JD Sports, River Island, New Look, Elverys and Flying Tiger Copenhagen.
- New Lease available on Property, subject to contract and satisfactory covenant etc.

ENQUIRIES TO



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LOCATION

Limerick is the principal city of the Mid-West Region of Ireland, with a population of approximately 100,000. Cruises Street is Limerick City's prime retail street, which is underpinned by the high quality retailers on the Street. 12a Cruises Street is located near the junction of Cruises Street and William Street and is regarded as one of the best retail positions in the City Centre. The Unit is located close to high quality retailers including Golden Discs, River Island, New Look, Specsavers, Foot Locker and JD Sports.

DESCRIPTION

12a Cruises Street is a modern retail unit with an excellent ground floor configuration. The unit is presently fitted-out and is ready for an occupier specific re-fit or modification. The ground floor comprises a mainly Open plan layout and the first floor provides for Staff Facilities and Storage Accommodation.

ACCOMMODATION

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Retail	190.17	2,047
First Floor	Storage	134.70	1,450
Total:		324.87	3,497

Ground Floor Image



First Floor Image



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LEASE

Lease Term is Negotiable

BER RATING



BER No: 800229197

EPI: 380.23 kgCO₂ /m²/yr1.78

RATEABLE VALUATION

Rates payable in 2022 are approximately €8,271

QUOTING RENT

€54,000 per annum

VIEWING

Strictly by appointment with the sole agents Power Property

ENQUIRIES TO

Patrick Seymour or Rebecca Corbett
on
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