

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**



Patrick Seymour +353 61 318 770 patrick@ppg.ie PSR: 001297 -001336

#### RETAIL

### TO LET | By Private Treaty |12A Cruises Street, Limerick

#### 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 the 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



**First Floor Image** 



Disclaimer Policy: These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation, we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. Power Property and the Vendor/Lessor give notice that: These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compresation or or the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



### LEASE

Lease Term is Negotiable

#### BER RATING



BER No: 800229197 EPI: 380.23 kgCO2 /m<sup>2</sup>/yr1.78

#### **RATEABLE VALUATION**

Rates payable in 2022 are approximately €8,271

#### **QUOTING RENT**

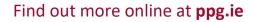
€54,000 per annum

#### VIEWING

Strictly by appointment with the sole agents Power Property

#### **ENQUIRIES TO**

Patrick Seymour or Rebecca Corbett on +353 61 318 770



PSRA Licence No. 001297



