

PROPERTY  
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de Courcy  
O'Dwyer

**TO LET**  
**4 Convent Street,**  
**Limerick.**



- SUITABLE FOR CLINIC, SURGERY, THERAPY ROOMS ETC.
- 6 OFFICES
- GOOD CONDITION
- ALARM, DOUBLE GLAZED WINDOWS
- GAS FIRED CENTRAL HEATING

## Location:

The subject property is located off Nicholas Street and beside King John's Castle.

## Description:

Two storey, mid terrace property, formerly GP's Surgery and is in good condition throughout.

## Accommodation:

The accommodation comprises approximately of the following:

Office 1, waiting room, reception, office 2, office 3, w.c., w.h.b., Upstairs: w.c., w.h.b. & 3 additional offices. The subject property benefits from double glazed windows, alarm and gas fired central heating. Externally the property benefits from on street parking from the front and a winter court yard area to the rear.

## Services:

We understand that all main services are available.

**Lease Terms:** long or short term lease available

**Rates:** To be confirmed

**Building Insurance:** To be confirmed

The above out goings were supplied by our clients & correct at time of going to print.

**Rent:** €8,000 per annum



## Viewing:

Strictly by appointment with Sole Agent

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