

INVESTMENT

**Unit 3 Chapel Court
Cathedral Place
Limerick**

POWER
& ASSOCIATES

FOR SALE BY PRIVATE TREATY



- **Ground Floor & Basement Commercial/Office Property extending to approximately 216 sq. metres (2,325 sq. feet).**
- **Central Location in Limerick City, adjacent to Car parking etc.**
- **Ground Floor currently in Use as an Office, and Basement previously in Use as a Gym.**

tel: +353 61 318 770

www.powercs.ie

LOCATION

Chapel Court is a mixed use Residential and Commercial Development which was originally completed in 2004. The subject property is located within the development at ground floor level. Chapel Court is accessed from Cathedral Place, and is located just meters from St. Johns Cathedral and the Haymarket. The property is located adjacent to Summer Street Car Park which offers car parking in the vicinity of the Property.

DESCRIPTION

The subject property comprises a two self-contained commercial units, one unit is provided at ground floor level and comprises a ground floor office, currently in use as an Architect's Office. The basement unit was fitted-out previously as a Gym, the basement is in need of some repair. The ground floor of the property is fitted as an open plan architects office, with ancillary toilet and staff accommodation. The ground floor unit has the benefit of full height glazing to the front of the Unit, with own door access. The basement is accessed from a separate entrance at ground floor level.

OCCUPATION

We are advised by our client the basement of property is vacant, and the ground floor of the property is subject to a Licence Agreement with the current occupier, subject to a Licence Fee of €550 ex. VAT per month.

ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Office	108 sq. metres	1,162 sq. feet
Basement	Former Gym	108 sq. metres	1,162 sq. feet
Total		216 sq. metres	2,324 sq. feet

BER RATING

Details on Application

GUIDE PRICE

In excess of €70,000 ex. VAT

COMMERCIAL RATES

Details on Application

TITLE

We are advised the property is held with Long Leasehold Title

SERVICES

We undersand mains services are connected to the property.

VIEWING

Strictly by appointment with the sole agents
Power & Associates

CONTACT

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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 & Associates 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 statements 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 Purchaser/lessee shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misrepresentation shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power & Associates 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.



PSRA Licence No: 001297

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