



18 Lower Hartstonge Street, City Centre (Limerick)



Price €435,000

Announcing to the market a spectacular 4-story over basement inner city Georgian property extending to Circa 3,000 sq ft, incorporating 5 no self contained apartments all independently metered and currently fully let at an annual rent of â,-36,000 p/a.



This property is located on the historical and beautifully appointed Lower Hartstonge Street area, a locality that is mixed commercial/residential in character.

This area of Limerick is identified as the central business district and is very much in the city's main Georgian area. Some nearby buildings have been extensively refurbished in recent years retaining the splendour associated with these wonderful properties.

The location offers excellent links with the city's main arterial road network together with convenient access to the city centre and main shopping district. Public bus transport is provided close by with several bus stops within close proximity. Colbert Train Station, The Peoples Park or a leisurely stroll on the tranquil banks of the majestic river Shannon are all just 5 minutes walk away.

This property is ideal for commercial or residential use and will qualify for all the incentives associated with the living Limerick City initiative. Inspection of this wonderful investment opportunity is very much recommended.

Solicitors:

Michael Noonan

Rathkeale, Co. Limerick.

Rooms:

Basement | Kitchen/living, 1 bedroom and bathroom.

Ground Floor | Kitchen/living, 1 bedroom and bathroom.

First Floor | Kitchen/living, 2 bedrooms and bathroom.

Second Floor | Kitchen/living, 2 bedrooms and bathroom.

Third Floor | Kitchen/living, 2 bedrooms and bathroom.

Directions:

Enter Eircode V94 WC90 in your mobile device. Alternatively proceed south up O Connell Street turning right down Hartstonge Street. No 18 is located on the right hand side of the road. GVM sign thereon.



Agent Information

Tom Crosse

087 254 7717

tomcrosse@gvm.ie



PSRA Number: 002030

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94T6C9

Phone:
(061)413522
Email:
limerick@gvm.ie

Killmallock Office

Head Office,
Railway Road
Killmallock, Co. Limerick

Phone:
(063)98555
Email:
killmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road
Tullamore, Co. Offaly

Phone:
(057)9321196
Email:
tullamoreproperty@gvm.ie