



1 Rutland Street, Limerick City



Price €695,000







GVM Auctioneers present to the market a substantial four storey double fronted Georgian premises positioned on a strategic corner site on the periphery of the much heralded Opera Centre inner city development. Formerly The Sarsfield Bar, this substantial property extends over three floors and while in need of refurbishing, does present a wonderful opportunity to develop a state of the art building with great character and in a prime location. The 7 day licence is included with the sale. The layout lends itself to readily convert to residential apartments on the upper floors with some commercial use on the ground floor.



This vicinity of Limerick is part of the Georgian quarter and qualifies for all the tax incentives and grants associated with the Living Limerick City initiative. 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 main shopping and business district. Public bus and rail transport is provided close by at Colbert Train and Bus Station. Inspection of this real gem is very much recommended. BER exempt.



#### **Rooms:**

##### **Ground floor. Bar/Lounge**

12m (39'4") x 6.05m (19'10")

##### **First floor. Room 1**

Dual Aspect Windows

6.02m (19'9") x 5.05m (16'7")

##### **First floor. Room 2**

4.07m (13'4") x 6.01m (19'9")

##### **Second floor. Room 3.**

Bedroom. Bathroom.

6.02m (19'9") x 5.05m (16'7")

##### **Second floor. Room 4.**

Sitting Room.

4.07m (13'4") x 6.01m (19'9")

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### **Third Floor. Room 5**

Bathroom. Bedroom.

6.02m (19'9") x 5.05m (16'7")

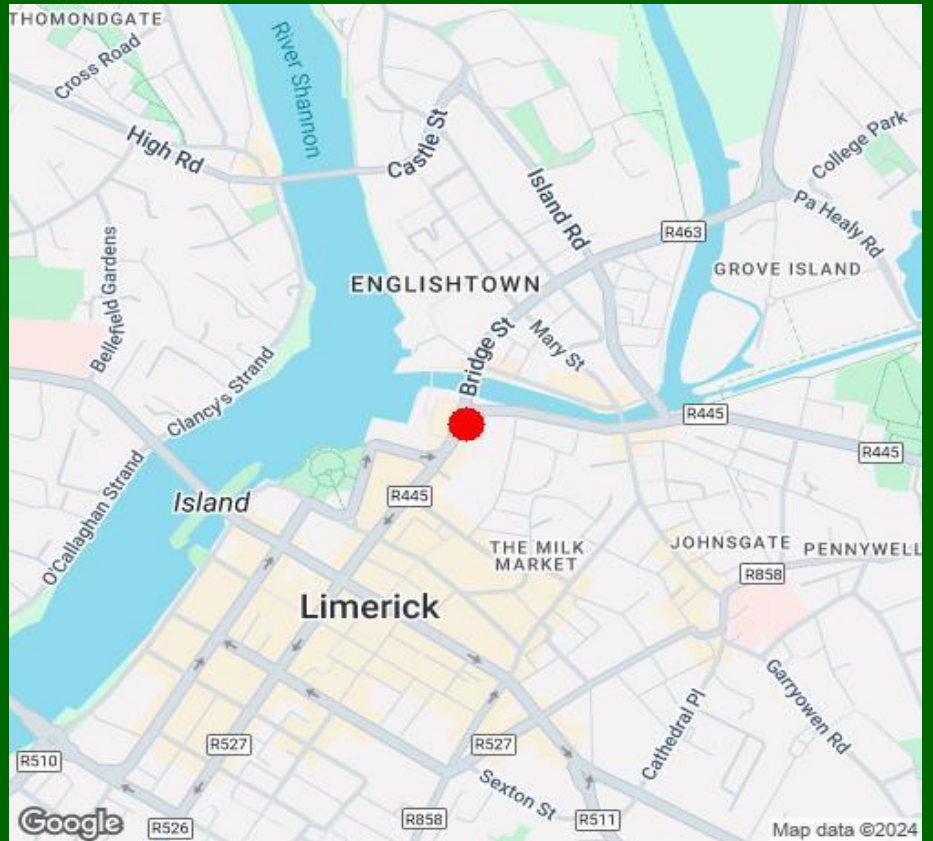
### **Third Floor. Room 6**

Sitting Room.

4.07m (13'4") x 6.01m (19'9")

### **Features:**

- Pivotal corner and double fronted property
- Immediately adjacent to The Opera Centre development site
- 7 day licence included
- Qualifies for inner city development grants
- Great potential to develop multiple residential units
- Beautiful old worlde facade



### Property Directions:

Enter eircode V94 Y4T0 to your mobile device to direct you to this property.

### Agent Information:

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#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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