



PROPERTY MANAGEMENT | SALES | LETTINGS

# GROUND FLOOR COMMERCIAL SPACE TO RENT

**UNIT 1 MAHON HOUSE  
UPPER WILLIAM STREET  
LIMERICK**



## POTENTIAL USES:

- ✓ RETAIL
- ✓ GYM
- ✓ OFFICE
- ✓ BEAUTICIAN
- ✓ OTHER COMMERCIAL USES

061 451522

info@pmi.ie

PMI, Old Cratloe Road, Limerick  
V94 EYC1  
PSRA: 003061

RENT €33,000 PA



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## LOCATION

Mahon House is a landmark development situated on the north side of William Street, in the heart of Limerick City Centre. This high-profile property is ideally positioned:

- Just 480 metres from O'Connell Street's junction with William Street.
  - Only 350 metres from Limerick Bus & Railway Station.
  - 600 metres from Limerick School of Art and Design.
- The unit enjoys prominent visibility, located between Gleeson Sports and FSV Future Sound & Vision, making it an enviable position for a wide range of commercial ventures.

## DESCRIPTION

No. 1 Mahon House is a ground-floor commercial space in shell and core condition, offering flexibility for tenants to tailor the interior to their specific needs.

- Size: 306.58 sq. metres (3,300 sq. ft.)
- Frontage: 7 metres to William Street and 7 metres to Courtyard Carpark at the rear.
- Access: Equipped with electric roller shutter doors at both the front and rear entrances.
- Utilities: Water and electricity connections are available.

## LEASE TERM

For further details on lease terms or to arrange a viewing, please contact us.

This is a prime opportunity to establish your business in a prominent and highly accessible location in Limerick City Centre.

## POTENTIAL USES

This versatile space is suitable for a variety of commercial uses, including but not limited to:

- Retail
- Gym
- Office
- Beautician
- Other commercial enterprises

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