

GROUND FLOOR COMMERCIAL SPACE TO RENT

UNIT 1 MAHON HOUSE UPPER WILLIAM STREET LIMERICK







POTENTIAL USES: RETAIL GYM OFFICE BEAUTICIAN OTHER COMMERCIAL USES

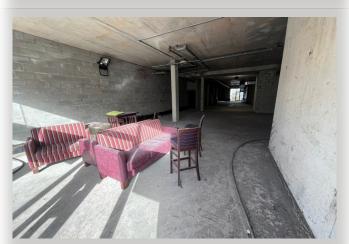
> 061 451522 info@pmi.ie

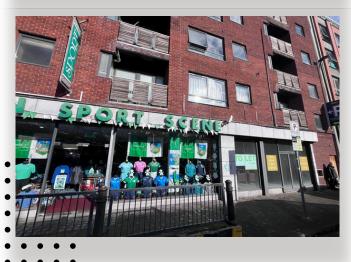
PMI, Old Cratloe Road, Limerick V94 EYC1 PSRA: 003061

RENT €33,000 PA











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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through PMI before viewing and are respectfully requested to report their opinion after inspecting. Should the above not be suitable, please inform us of your requirements. Any reasonable offer will be submitted to the lessor for their consideration.