

INVESTMENT OPPORTUNITY

**7 INDUSTRIAL UNITS
CHILDERS ROAD ENTERPRISE CENTRE
LIMERICK**

POWER
& ASSOCIATES

FOR SALE BY PRIVATE TREATY (TENANTS NOT AFFECTED)



BER C2 G

- 7 Industrial Units ranging in size from 104 sq. metres to 557 sq. metres
- Currently Producing an Income of €21,540 per annum with potential to increase current income by asset management and letting of vacant space.
- Prime Location with frontage onto Childers Road and within metres of Childers Road Retail Park, one of Ireland's busiest retail parks.
- Proposed Sale will include transfer of estate roads and common areas.

tel: +353 61 318 770

www.powercs.ie

LOCATION

Ballysimon/Childers Road is a prime Industrial and Commercial location in Limerick City. The Ballysimon Road is a busy route which links the City Centre to the M7 (Dublin/Limerick Motorway) and Childers Road links the eastern suburb of Dublin Road/Castletroy to Dooradoyle, an inner ring road for Limerick City. The subject property is centrally located on Childers Road with excellent accessibility to both the City Centre and M7. (Dublin/Limerick Motorway). The area is a well-established commercial location popular for Bulky Goods Retailing, Showrooms, DIY and Furniture.

DESCRIPTION

The subject property comprises 7 industrial units which were originally built in the 1980's as part of the Childers Road Enterprise Centre. The typical construction of the properties comprise concrete floors, with block/brick perimeter walls, with some units having mezzanine space. Roof Construction typically comprise steel frame with metal deck roof covering with roof lights. Units are generally fitted with roller shutter doors for access etc. The proposed sale will include the common areas of the estate and the estate roads.



LAND USE / ZONING

The subject property is zoned "Light Industrial" under Current Limerick City & Council Development Plan.

BER CERTIFICATION

The property has BER ratings from C2 to G. Individual BER Certificates & Advisory Reports are available from the sole selling agents.



SERVICES

We understand that all mains services are connected to the property.

TENANCY INFORMATION (SUBJECT TO CONTRACT/WITHOUT PREJUDICE)

Unit	Occupier	Sq. M.	Sq. Feet	Start Date	Term	Current Rent
2	Order of Malta	556.95	5,995	17/2/2015	1 year (Licence)	€0.00
3	Vacant	452.43	4,870	Vacant	Vacant	Vacant
6	Indacoop Designs	109.81	1,182	15/6/2016	3 years (Lease)	€4,006 p.a.
10	Temptech Ltd.	109.81	1,182	01/12/2016	3 years (Lease)	€4,137 p.a.
11	Leading Signs Ltd.	104.23	1,122	01/02/2016	1 year (Lease)	€3,336 p.a.
12	Vacant	452.49	4,580	Vacant	Vacant	Vacant
13	Conradh Brewing Ltd.	338.53	3,644	01/01/2016	4 yrs & 9 mths	€10,021 p.a.
	Total	2,124	22,575			€21,510 p.a.

Please Note:

All Floor Areas are approximate and any intending purchasers should satisfy themselves in relation to floor areas. Unit No's 1,4,5,7,8,9,14 and 15/16 do not form part of the sale of the property.

SITE PLAN (FOR IDENTIFICATION PURPOSES ONLY)



Please Note:

The subject property outlined in red. Units outlined in green line do not form part of the sale of the property.

MANAGEMENT COMPANY

The Landlord is presently responsible for the upkeep and maintenance of the common areas of the Property.

RATEABLE VALUATION

Details of Commercial Rates Valuation are available on Application to the Sole Selling Agents.

TITLE

We understand the property is held with Freehold Title

CONTACT

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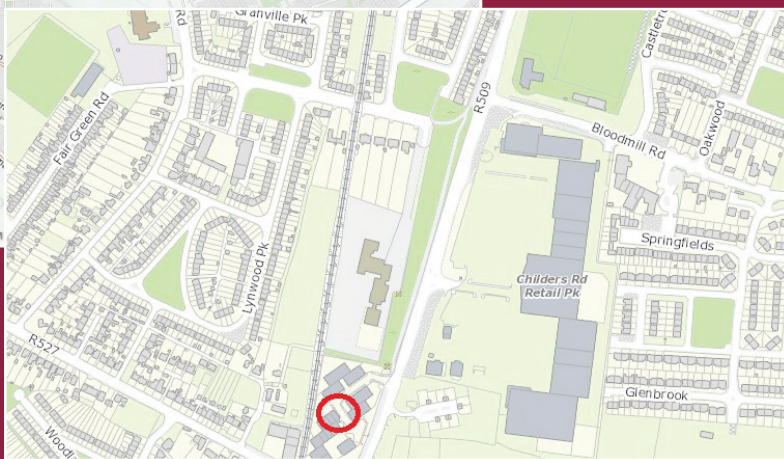
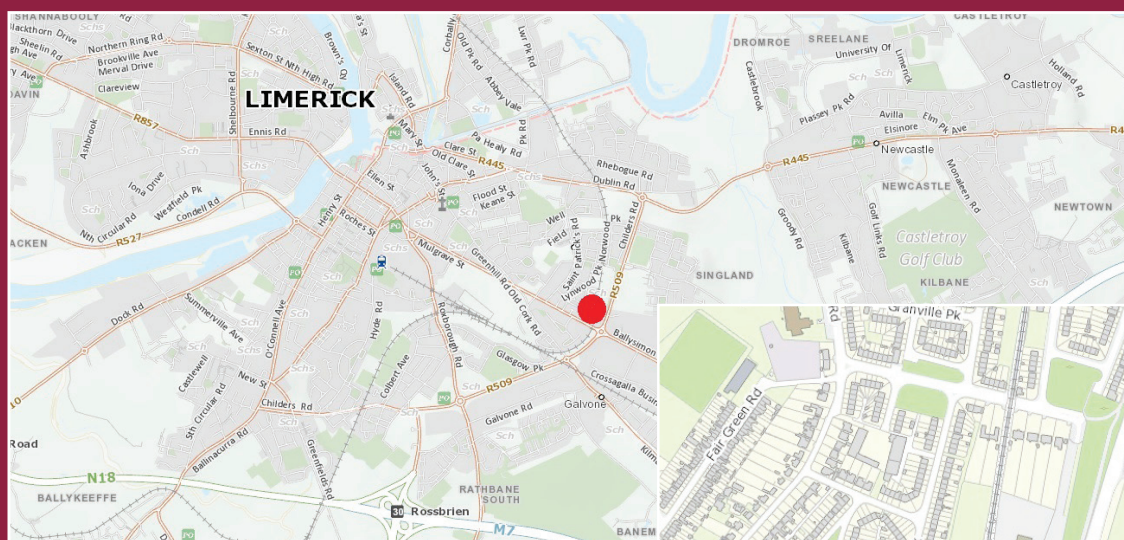
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VIEWING

Strictly by prior arrangement with sole selling agent.

GUIDE PRICE

On Application



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 statement 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 Purchasers/Lessee shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception 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



• Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

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