

**DEVELOPMENT SITE  
0.05 HECTARES (0.12 ACRES)**

**CORNER OF PARNELL ST. & SEXTON ST.,  
LIMERICK**

**POWER  
& ASSOCIATES**

**FOR SALE BY - EXPRESSIONS OF INTEREST**



- Opportunity to acquire a city centre development site which extends to approximately 0.05 hectares (0.12 acres).
- Located within Limerick City Centre and adjacent to Colbert Bus & Train Station.
- Zoned "City Centre Commercial Area" under the Limerick City Development Plan 2010 to 2016 (as extended).
- Strategic corner site suitable for the development of a landmark focal building (SPP).
- Major refurbishment planned for surrounding streetscape.

**tel: +353 61 318 770**

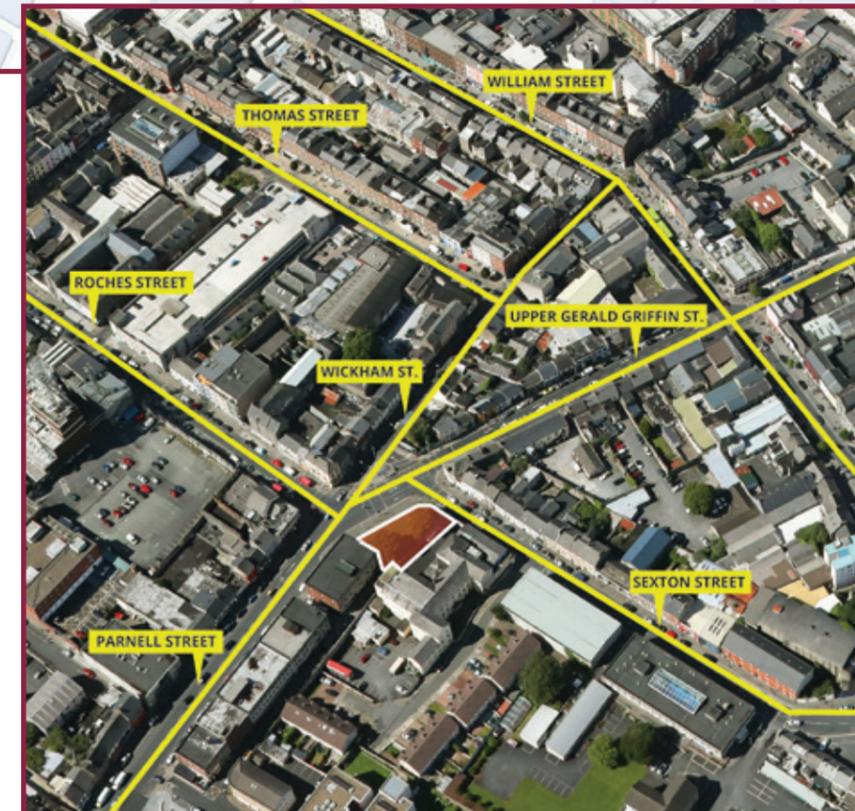
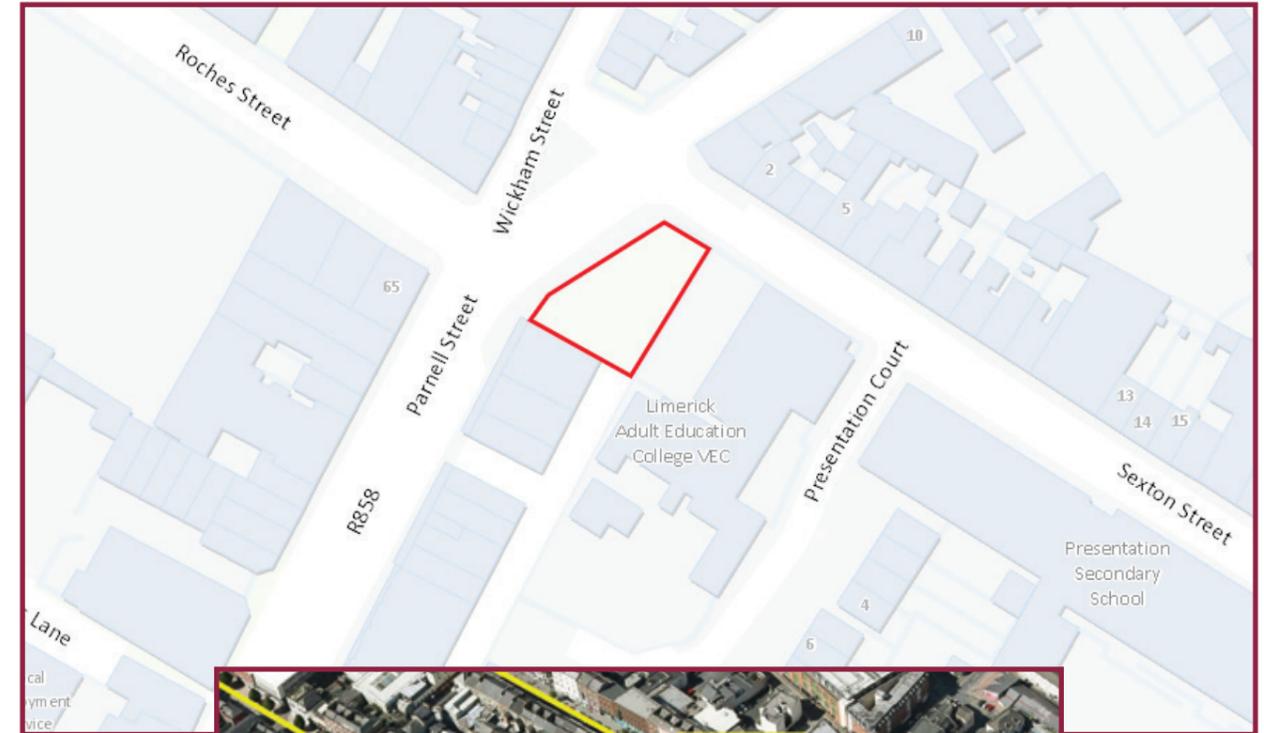
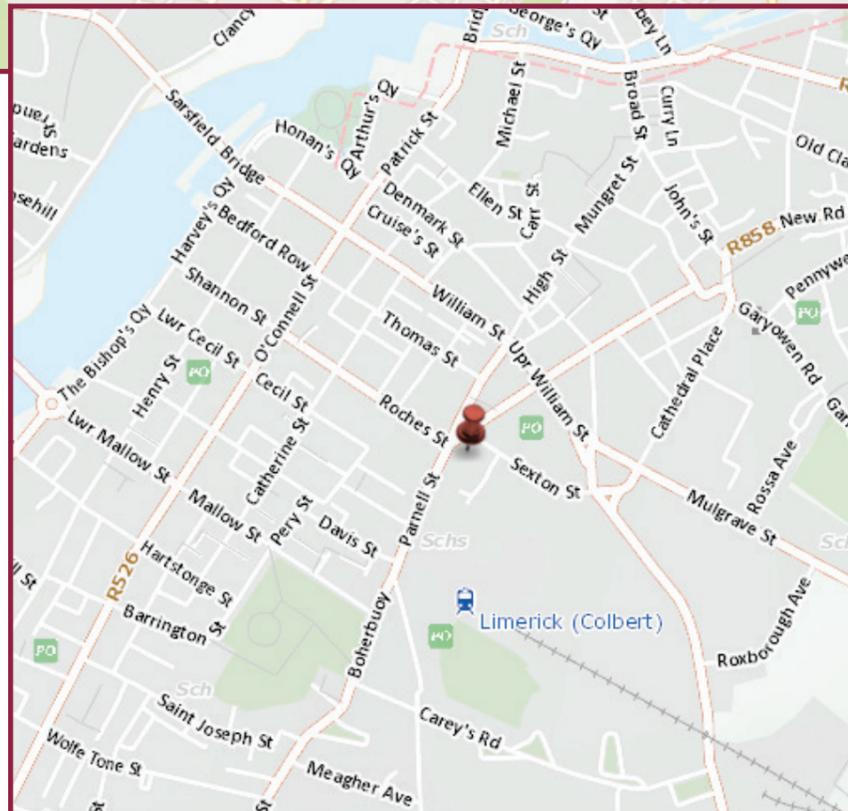
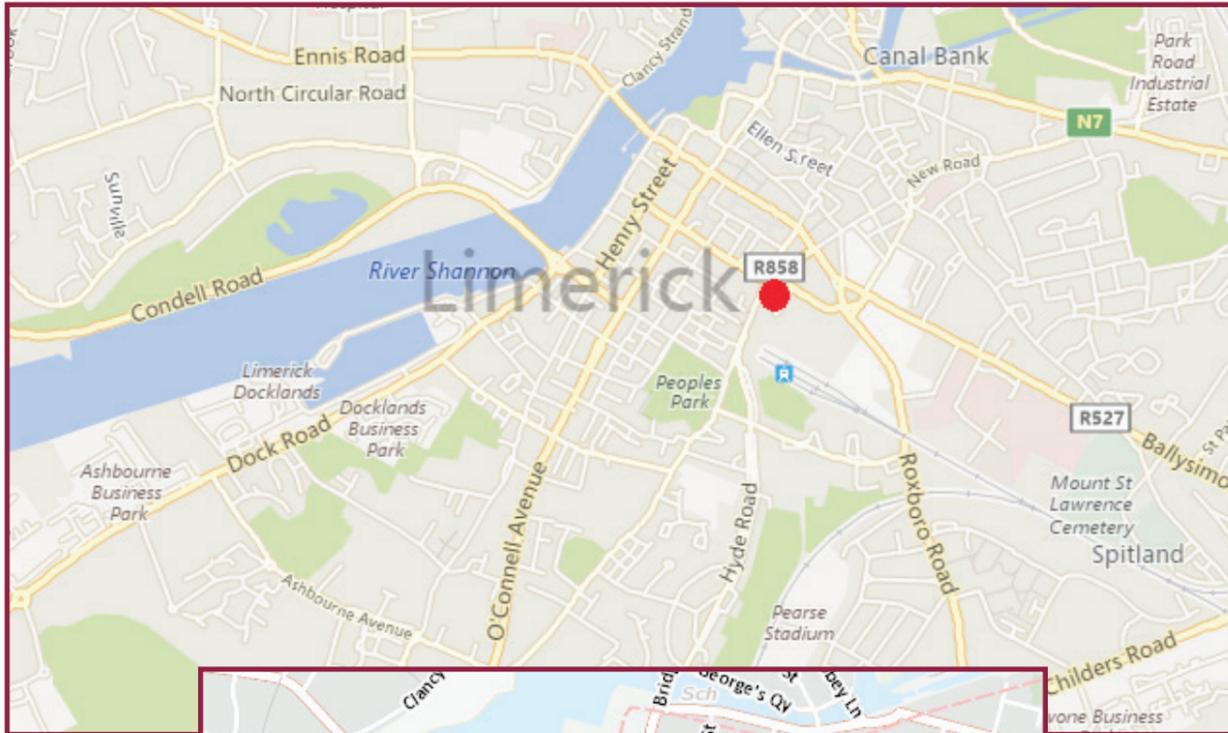
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## LOCATION

Limerick City is the third largest City in Ireland with a population in the City Centre and Suburbs of approximately 100,000 (2016 Census). The subject site is located at the corner of Parnell Street and Sexton Street within Limerick City Centre. Colbert Bus and Train Station is located adjacent to the subject site. The site is situated approximately 0.5km from O'Connell Street, Limerick which is the main thoroughfare through the city centre and comprises a mix of retail, commercial and residential uses. The subject site is also located in proximity to Limerick Senior College and Limerick's new court complex at Mulgrave Street. There are a number of several large-scale developments planned for Limerick City Centre including Gardens International which is currently under construction and the extensive redevelopment of a Georgian block for mixed-use known as 'Project Opera'.

## DESCRIPTION

The subject site comprises a site area of approximately 0.05 hectares (0.12 acres) with frontage onto Parnell Street and Sexton Street. The site comprises a Brownfield Development Site with the entirety of the site being zoned "City Centre Commercial Area" under the Limerick City Council Development Plan 2010 to 2016 (as extended). The site would be suitable for a number of development uses (subject to a grant of planning permission) including commercial or residential land use. The surrounding area is a mix of both commercial and residential land use, with some educational development also being located within proximity of the site. The site is within a central location on a busy intersection with a large volume of passing footfall on a daily basis.



## SITE AREA:

We understand the site comprises an area of 0.05 hectares (0.12 acres).

## TENURE:

The site is held with Freehold Title.

## ZONING:

The site is zoned Objective ZO.1 (B) City Centre Commercial Area (CCCA) under the Limerick City Development Plan 2010-2016 (as extended). The aim of this objective is 'to support the retention and expansion of a wide range of commercial, cultural, leisure and residential uses in the commercial core area, (apart from comparison retail uses)'.

## GUIDE PRICE:

On Application.

## BER:

Exempt.

## VIEWING:

By appointment with the sole selling agents Power & Associates.

## CONTACT:

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• Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

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