

**TO LET**  
Offices,  
1st & 2nd Floor,  
Chapel Street,  
Limerick.



- COMMERCIAL BUILDING JUST OFF CRUISES STREET AND WILLIAM STREET.
- 1ST & 2ND FLOOR OFFICE / STORES.
- CHAPEL STREET IS PEDESTRIANISED.
- ADJOINING OCCUPIERS INCLUDE MOTHERCARE, CHAMPION SPORTS AND ARGOS ETC.

[www.propertypartners.ie](http://www.propertypartners.ie) | 061 410410  
Barrack House, O'Connell Avenue, Limerick.

### Location:

The property is very well located on Chapel Street, a pedestrian street which adjoins Cruises Street and William Street, Limerick's prime retailing locations.

### Description:

The subject unit comprises of a mid terraced, 1st & 2nd floor commercial unit.

### Accommodation:

The accommodation comprises of the following approximate lettable area:

**1st Floor:** 215 Sq. Ft.

**2nd Floor:** 204 Sq. Ft.

**Total:** 419 Sq. Ft.

The subject accommodation also benefits from w.c. and a locker room area along with a service lift throughout.

### Lease Terms:

Flexible lease terms available

### Services:

We have been advised all main services are available to the subject property.

**Rent:** €5,000 per annum plus VAT if applicable.

**Rates:** Included                      **Service Charge:** Included

**Insurance:** Included                **Water Rates:** Included

The above rates and service charges were supplied by our client & correct at time of going to print.



### Viewing:

Strictly by prior appointment with

**Brian O'Dwyer**

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