



TO LET - BY WAY OF ASSIGNMENT

**GROUND FLOOR, 103-104 O'CONNELL ST,
LIMERICK, CO. LIMERICK**

RETAIL OPPORTUNITY



LOCATION

The property is located on O'Connell Street, the main thoroughfare of the city centre, close to the junction of Lower Cecil Street.

Neighbouring occupiers include a number of solicitors, auctioneers and accountants offices, BDO, AIB & AXA Insurance.

Limerick City is the third largest city in Ireland and is identified as a gateway city in the National Spatial Strategy for the mid-west region.

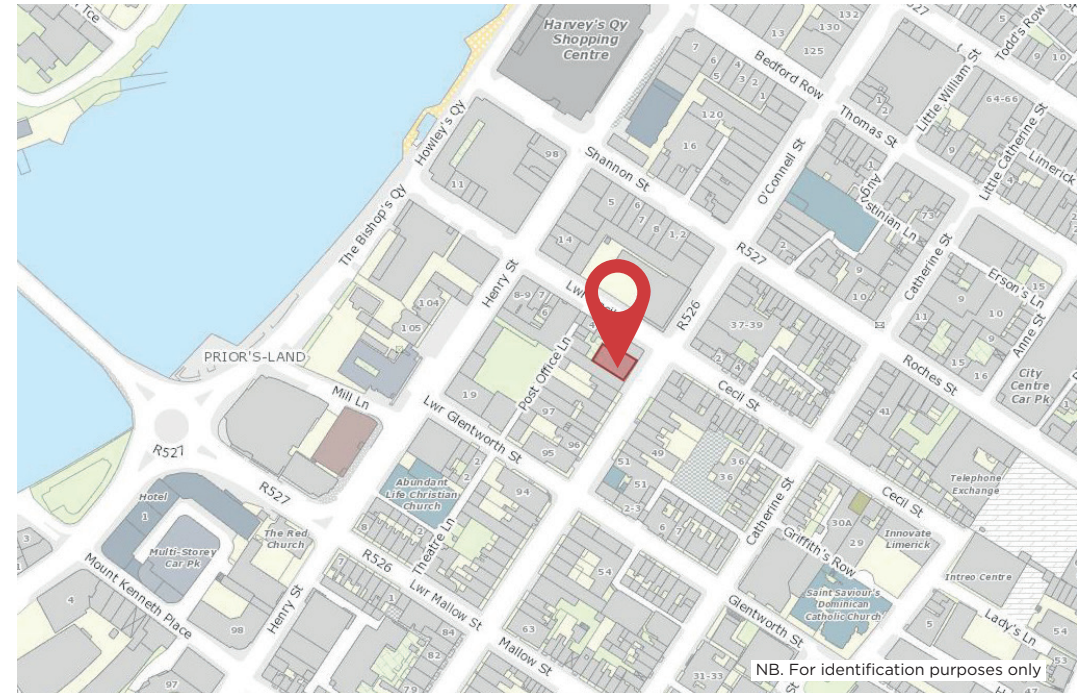
The city is conveniently located c.20km from Shannon International Airport and an excellent road network, the M7 Motorway is a direct link from Limerick to Dublin and provides a direct route to Shannon Airport and Galway via the Limerick Tunnel and it also links with the N20 Limerick to Cork route.

DESCRIPTION

The subject property comprises of a ground floor retail/office unit in a four-storey building. The entire property extends to approximately 257 sq.m. (2,770 sq.ft.). The property is suitable to a variety of other uses, subject to the necessary planning permission.

The unit is currently arranged to provide an open plan waiting customer and reception area as you enter the property. To the rear are 3 glazed meeting rooms, a soft seating area, a manager's office and staff facilities.

Specification includes, plastered and painted walls, power and data cabling, air conditioning, recessed and spot lighting, and glazed cellular offices.





LOCAL AUTHORITY RATES

Refer to agent.

BER



BER Number: 800343725

BER Advisory: 668.99 kWh/m²/yr1.21

QUOTING RENT

€42,000 per annum.

LEASE TERMS

Lease Commencement Approx.	05/03/2013
Term	10 years
Lease Expiry	04/03/2023
Repairs	
Annual Rent	€42,000
Floor Area Approx.	2770 sq.ft. NIA

VIEWING

All viewings are strictly by appointment through the sole letting agent.

AGENT DETAILS

For further information please contact:

Brian Kelly MRICS MSCSI

Associate Director

M: +353 (0) 87 337 4933

E: brian.kelly @qre.ie

David O'Malley MRICS MSCSI

Director

M: +353 (0) 86 857 9209

E: david.omalley@qre.ie

qre.ie



PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.