

# DOWNING

C O M M E R C I A L

## For Sale by Private Treaty

Substantial Investment property  
2 William Street, Limerick.

**Tenant Unaffected.**



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- ♦ Three storey investment property, current tenant unaffected.
- ♦ The building extends to 2,584 Sq. Ft. approximately.
- ♦ The building is occupied by H. Samuel and is producing €149,000 pa., on a 35 years lease from May 1989.
- ♦ Situated in the heart of Limerick City's retail district.
- ♦ Excellent frontage to William Street.

**Location:**

The property is located on the northern side of William Street in Limerick city centre, immediately adjacent to the junction of William Street and O'Connell Street.

The William Street area is the prime retail area in Limerick city centre and surrounding occupiers in the area include Keanes Jewellers, Brown Thomas, Boots Pharmacy, Meteor, A Wear and Debenhams.

**Description:**

The property comprises a three storey investment property extending to approximately 2,548 Sq. Ft. The ground floor comprises a retail units (extending to 973 Sq. Ft. approx) while the upper floors comprise a combination of offices and store rooms.

**Accommodation:****No.2****Ground floor retail****1st floor store****2nd floor store****Total****Approx****Sq .Ft .****Sq.M.**

973

90

700

65

911

84

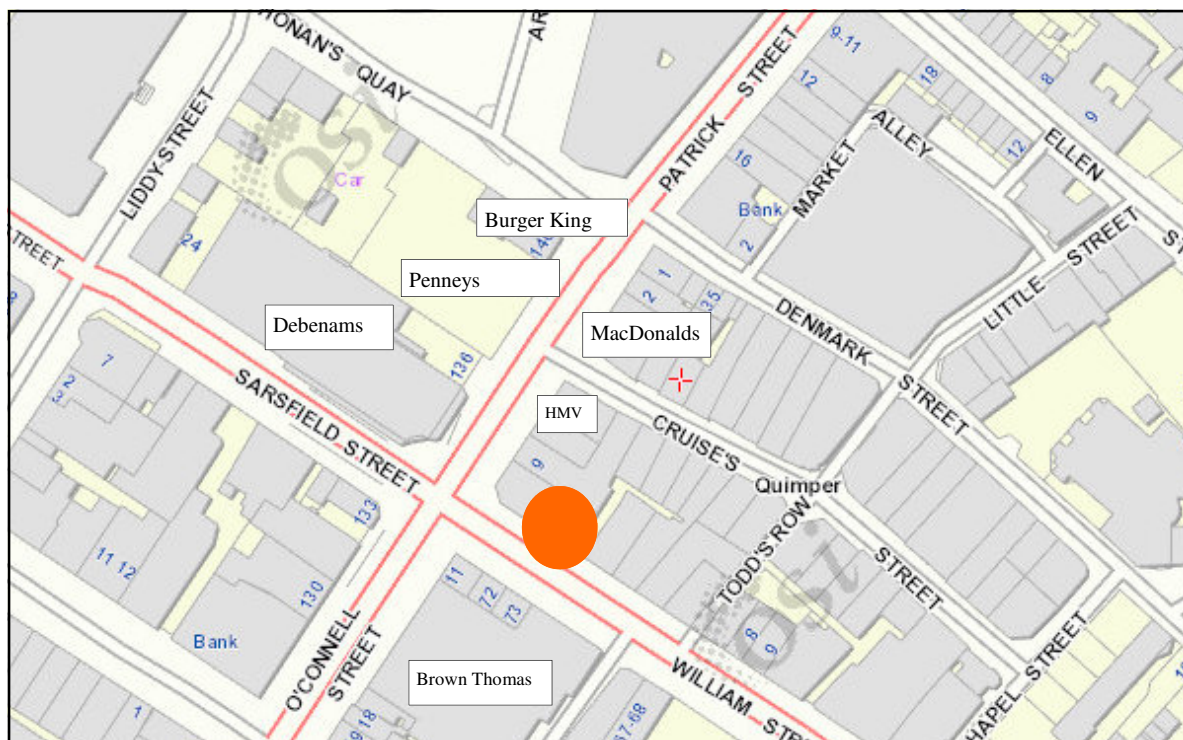
**2,584****239**

Ground Floor ITZA 783 Sq Ft approx.

H Samuel is part of Signet Jewellers Limited. The company's origins dates from 1862. Signet Jewellers are quoted on both the London and New York Stock Exchange. As of 10th January 2013 Signet Jewellers were trading at \$59.97 on the New York Stock Exchange. Signet's total number of stores in the UK is 520.

**BER Rating:****BER D1**

Map for identification purposes only.



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