

For Sale by Private Treaty

Substantial Investment property
3 William Street, Limerick.



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- ♦ Three storey investment property, current tenant unaffected.
- ♦ The building extends to 1,118 Sq. Ft. approximately.
- ♦ Occupied by Photoworld Ltd. at €65,000 pa. on a 35 year lease from January 1996. Photoworld have sublet to O' Connors Cameras.
- ♦ Situated in the heart of Limerick City's retail district.
- ♦ BER rating **BER G**

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.

Accommodation:

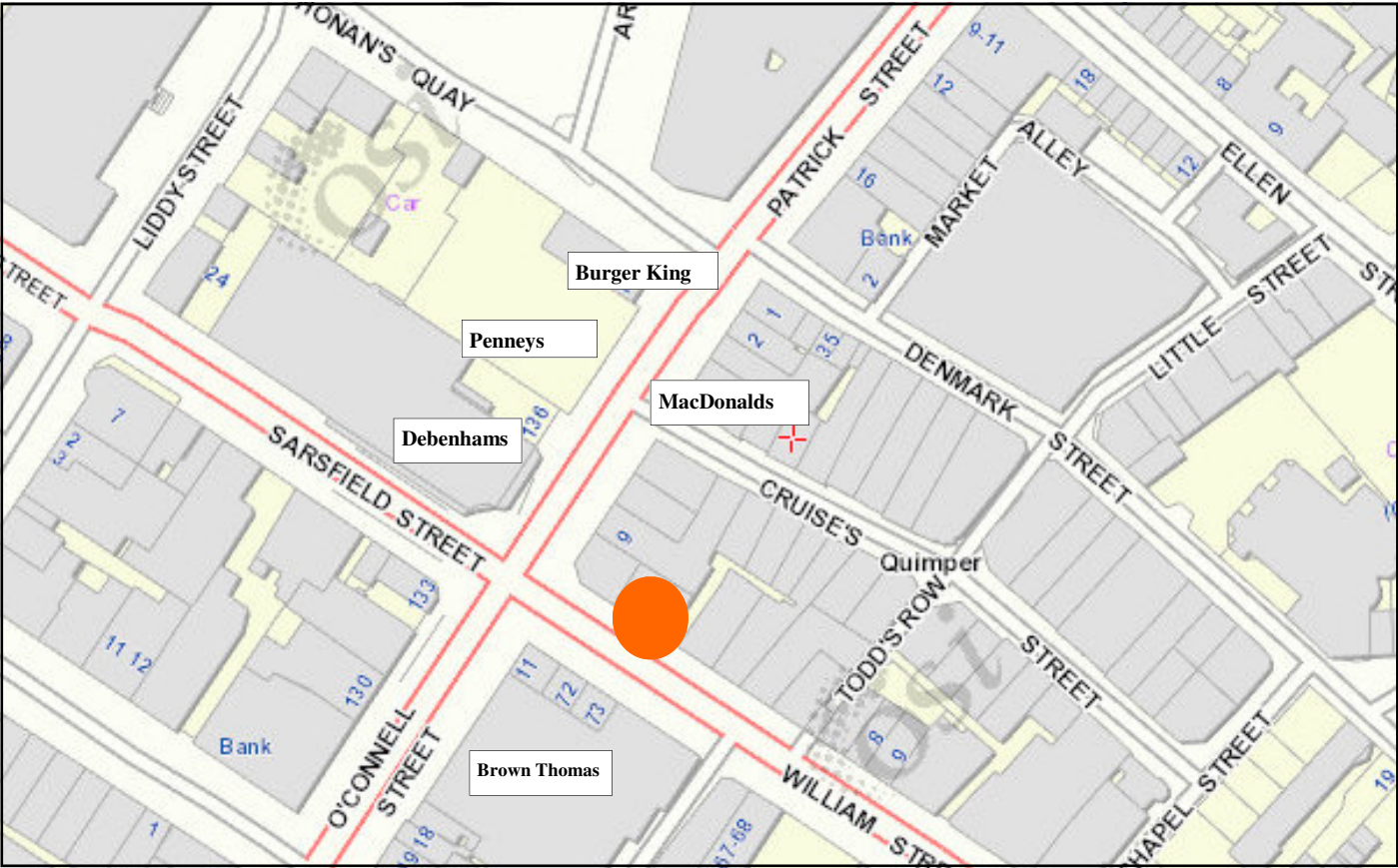
	Sq Ft	Sq m
Ground floor retail	394	37
1st floor store	384	36
2nd floor store	340	32
Total	1,118	105

Ground Floor ITZA 336 Sq Ft approx.

Description:

The property comprises a three storey investment property extending to approximately 1,118 Sq. Ft. The ground floor comprises a retail units (extending to 394 Sq. Ft. approx) while the upper floors comprise a combination of offices and store rooms.

Map for identification purposes only.



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