

FOR SALE | By private treaty (Tenants not Affected)

POWER
PROPERTY

Limerick | Galway | Athlone

Prime Retail & Office Investment Property St. Nessans Road, Dooradoyle Limerick

INVESTMENT



- Prime Retail & Office Investment with a Current Passing Rent of €57,900 per annum
- Retail Unit fully let to Dooradoyle Pharmacy Ltd at a rent of €47,500 per annum
- Potential to substantially increase Rental Income by letting of First Floor Office.
- Pharmacy Unit held on lease with 9 years remaining at October 2025.
- Prime Location in busy Commercial Hub adjacent to University Hospital Limerick

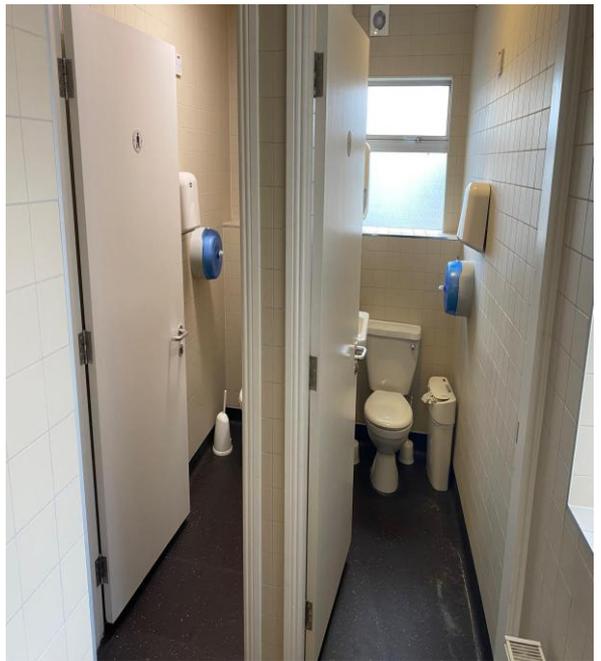


ENQUIRIES TO

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LOCATION

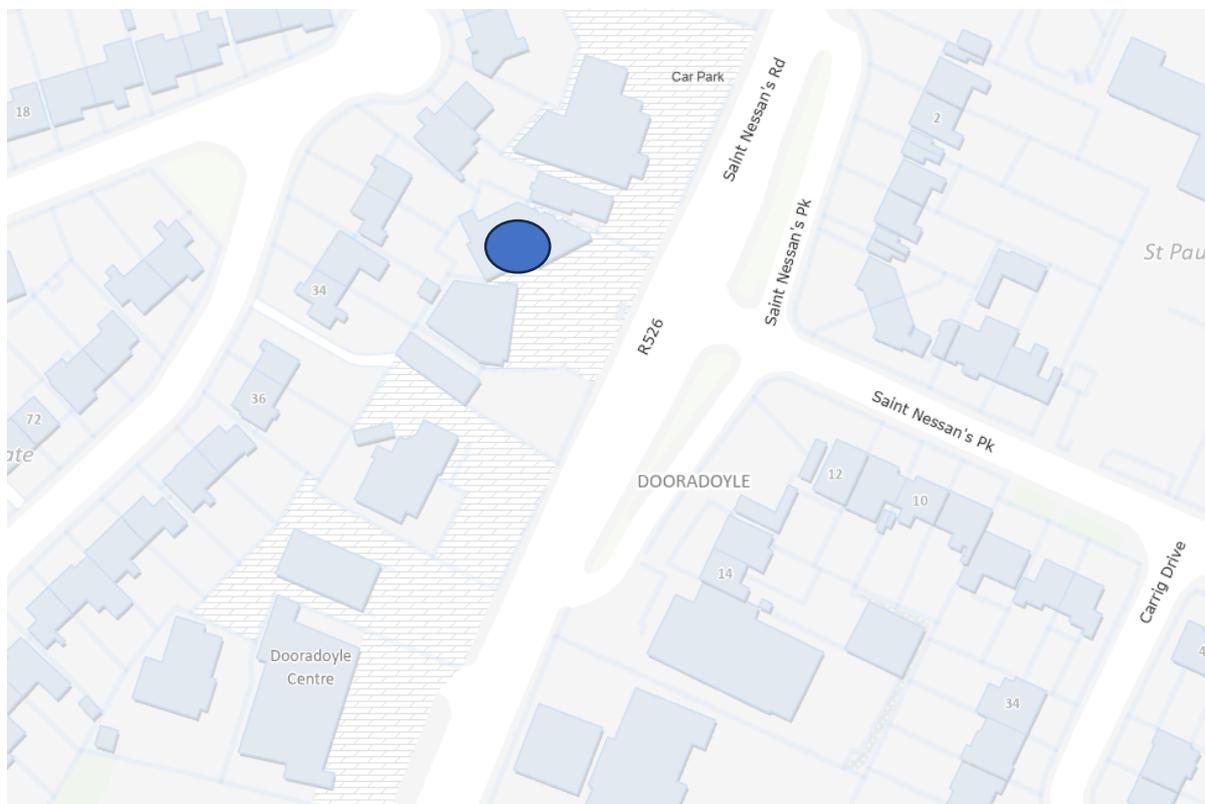
Prime and centrally located property in one of Limerick's most sought after and commercial suburbs, with County Hall, University of Limerick Hospital and the Crescent Shopping Centre contributing to the attractiveness of the trading potential at this location. Limerick has a population of approximately 100,000 in its metropolitan area and has a significant student population with University of Limerick, Technological University Shannon and Mary Immaculate College being major Third Level Colleges in Limerick. The property is located approximately 5km from Limerick City Centre and has excellent access to the Motorway on the Southern Environs of Limerick City, making the location an excellent commercial location.

Neighbouring Occupiers to the Property include; Limerick & District Credit Union, Paddy Power Bookmakers, Hook and Ladder Café and the Unicorn Pub & Restaurant.

Tenancy Information

Accommodation	Rent	Lease	Tenant
Retail Unit	€47,500	15-year lease from October 2019	Regional Pharmacy Dooradoyle Ltd.
First Floor Office	Vacant	Not Applicable	Vacant
Ground Floor Office	€10,400	On Application	Res-Med Pei Ltd.

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LOCATION MAP WITH PROPERTY HIGHLIGHTED FOR IDENTIFICATION PURPOSES ONLY

DESCRIPTION

The subject property comprises a mixed-use building with a ground floor retail unit with ancillary staff facilities, which comprises approximately 172 Sq. M. (1,851 sq. feet) at ground floor level.

Office accommodation is provided which is accessed from an own door access at ground floor level, which beside the retail pharmacy premises. The first floor area of the office comprises approximately 135.95 Sq. M. (1,463 Sq. Feet). The office provides fitted out office space, with ancillary toilet accommodation. The first floor provides 5 offices, A Kitchen and Ladies and Gents Toilets.

At ground floor a separate office is provided comprising approximately 28.98 Sq. M (312 sq. feet), this office is occupied by Res Med Pei Ltd.

A small enclosed yard is provided to the rear of the building, with car parking being provided to the front of the building for customer use.

The first floor of the property was previously in use as residence and it may be possible to change its current use from offices to a residence (subject to the required planning consents etc.)

VIEWING

Strictly by prior appointment with the sole selling agents

VENDOR SOLICITOR

Michael O'Connor, DG O'Malley & Company
Glentworth Street, Limerick

GUIDE PRICE

On Application

BER



BER No. 80089106

Calculated Annual Emissions Indicator
81.09 kgCO₂/M²/YR^{1.3}

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