



11 Upper Mallow Street, Limerick



Guide Price
€300,000



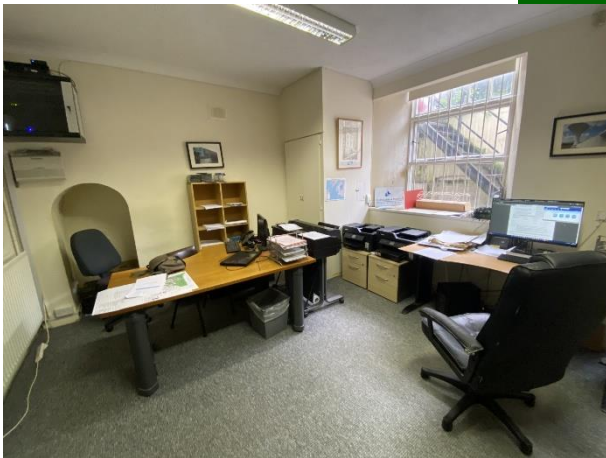
GVM Auctioneers are delighted to present to the market this superb city centre investment property, situated within the Central Business District of Limerick City. This property is a 4 story over basement, end of terrace Georgian building which comprises two fully fitted offices on each level.



This property oozes class and character with its Georgian brick facade, and period features still intact. The accommodation is spaciouly laid out, and offers an abundance of natural light due to the many large windows throughout.



The location is ideally located along the city`s main arterial road network, with convenient access to the main shopping and business district. Public bus and rail transport is provided close by with Colbert Train Station just 750 metres away, Take a walk along Peoples Park, located just a three minute walk away, or enjoy a leisurely stroll along the tranquil banks of the majestic river Shannon.



This property has great potential to develop and create a very valuable inner city asset. Inspection is very much recommended. Please note that this property is BER exempt as the building is listed under the Record of Protected Structures. For more information, please contact GVM Auctioneers on (061) 413522.

Note: Tenants unaffected.

Rooms:

Entrance Foyer Feature wall panelling.

5m (16'5") x 4m (13'1")

Basement Level - Office 1 4.04m (13'3") x 2.05m (6'9")

Office 2 Also located on basement level.

5m (16'5") x 4.02m (13'2")

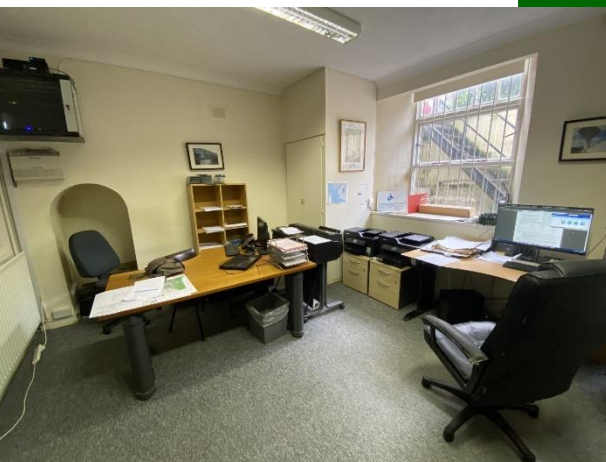
Kitchen & W.C Located in ground floor return.

3m (9'10") x 2m (6'7")

Ground Floor - Office 3 5.05m (16'7") x 4.04m (13'3")

Office 4 Also located on ground floor.

4.08m (13'5") x 3.02m (9'11")





Kitchen Located in first floor return.

3.05m (10'0") x 2.05m (6'9")

First Floor - Meeting Room/ Office 5

5.04m (16'6") x 4.04m (13'3")

Office 6 Also located on first floor.

4.08m (13'5") x 3.02m (9'11")



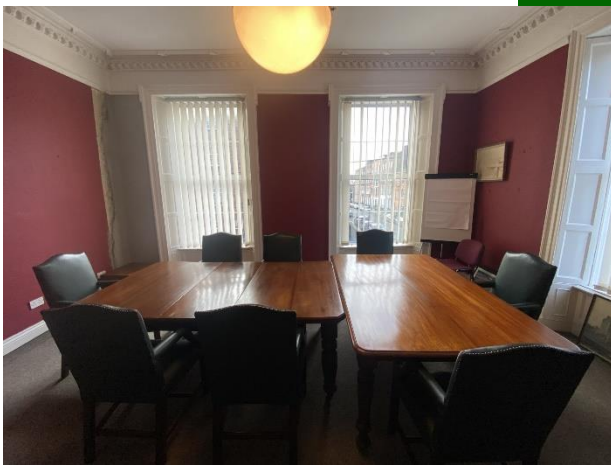
Ladies and Gents W.C's Located in second floor return. 3.04m (10'0") x 2.04m (6'8")

Second Floor - Office 7 5.04m (16'6") x 4.05m (13'3")

Office 8 Also located on second floor.

4.08m (13'5") x 3.02m (9'11")

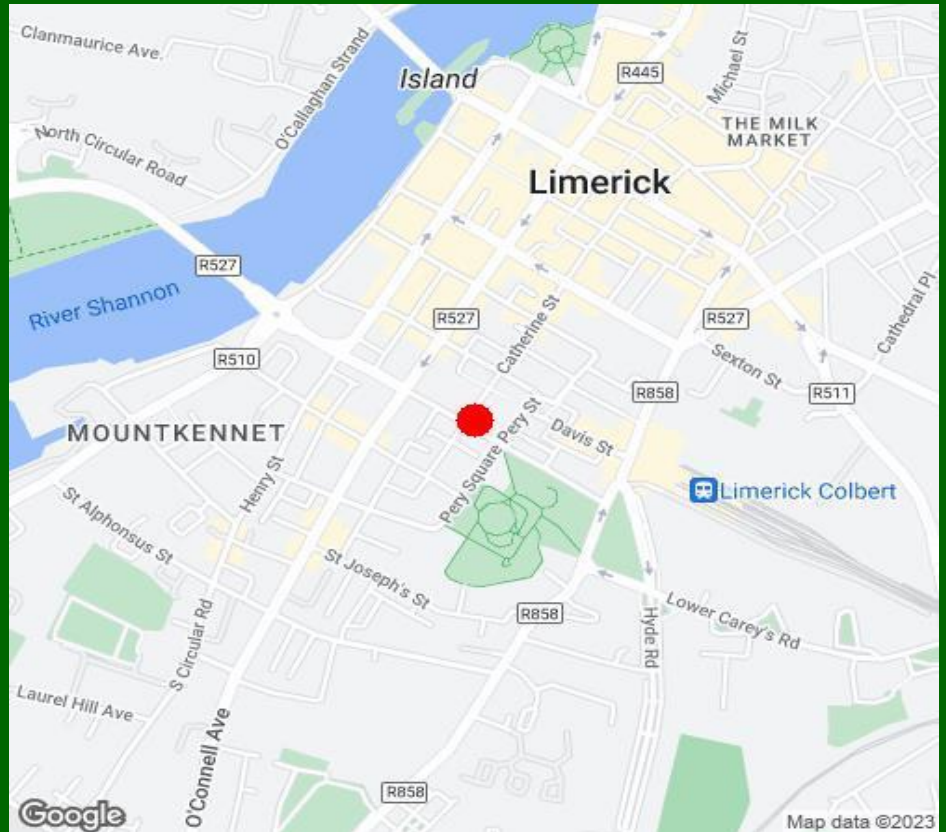
Third Floor - Office 9 5.04m (16'6") x 4.05m (13'3")



Features:

- BER exempt as building is listed under record of protected structures
- Centrally located in the hub of the central business district
- Gas fired central heating
- Double glazed UPVC windows
- Long standing commercial tenants in situ
- Gas fired central heating system
- Feature entrance foyer with magnificent staircase and panelling
- A building with much potential
- Sensibly priced





Property Directions:

Enter the Eircode V94 WRN4 into your mobile device to bring you directly to this property. GVM signs erected.

Agent Information:

Contact Tom Crosse Mobile 087-2547717

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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