Rooney Auctioneers

INVESTMENT PROPERTIES (TENANTS NOT AFFECTED)

FOR SALE

27 & 28 Mallow St., Limerick,
V94 X8KC, V94 TF21

- PRIME CITY CENTRE GEORGIAN BUILDINGS IN EXCELLENT CONDITION THROUGHOUT.
- BOTH BUILDINGS FULLY LET BAR FOR THIRD FLOOR OF NO. 27
- LONG STANDING TENANTS IN SITU.

061 413 511

091 567 391

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LOCATION

The properties are situated on Mallow St. in Limerick City Centre. Mallow St. connects O'Connell St. to Catherine St. Neighbouring occupiers include a number of refurbished residential Georgian buildings and a number of professional services buildings.

DESCRIPTION

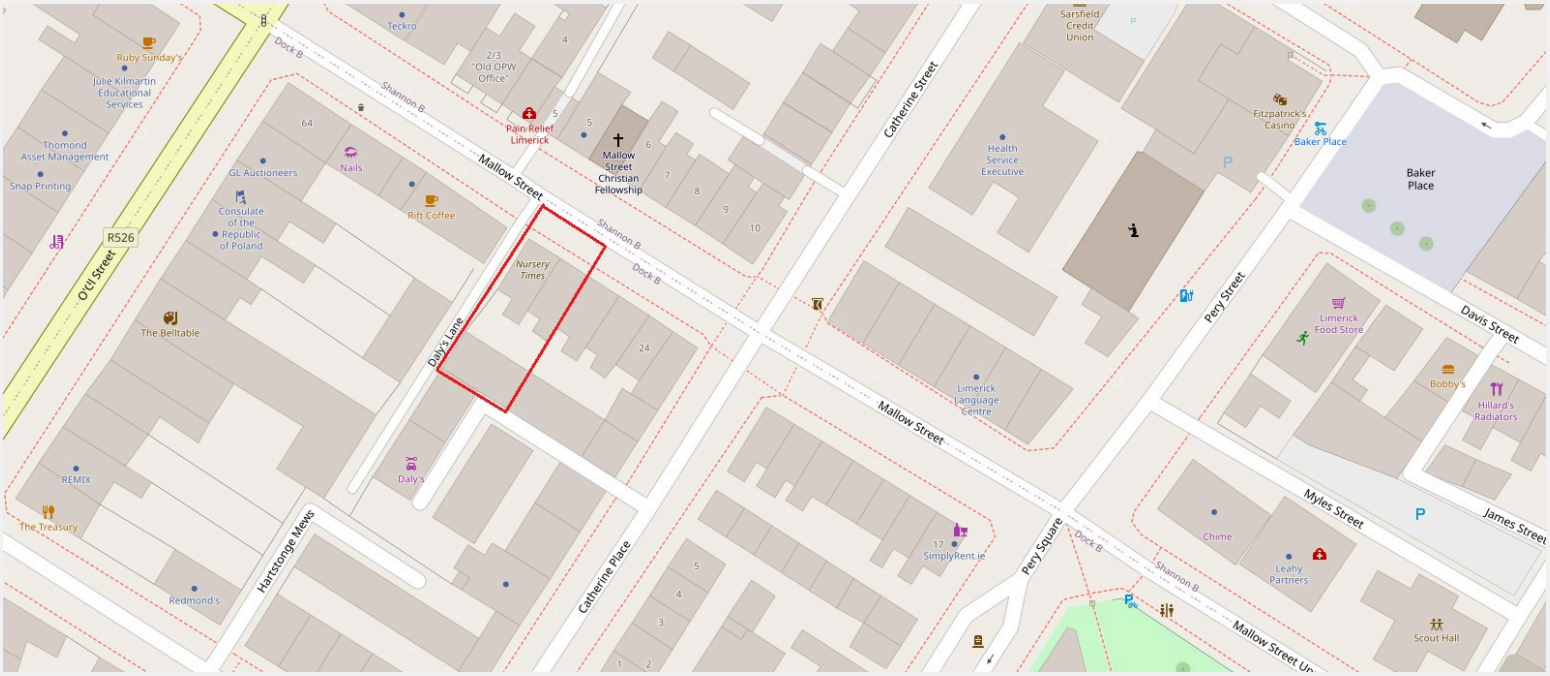
Two Georgian buildings which have been maintained to a very high standard. These have the benefit of the rear mews and the side vehicular and pedestrian access from Daly's Lane. Each building has the traditional layout of large front room and smaller rear room with a stairwell to the rear. The properties have commercial accommodation at basement, ground, first, second and third floors. Each building has an approximate size of 310 m² which is 3,341 ft² (including stairwells).

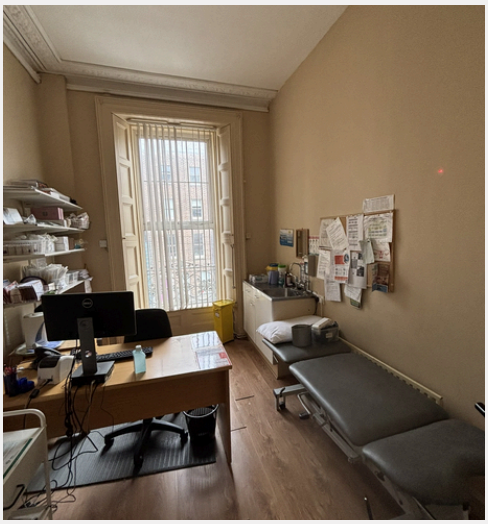
PASSING RENT

Total current passing rent - €62,000 PA
Estimated rental value of vacant floor - €7,500

TENANCY

	27 Mallow St.	28 Mallow St.
Basement	Nursery Times	Nursery Times
Ground Floor	Limerick family planning clinic	Nursery Times
First Floor	Limerick family planning clinic	Nursery Times
Second Floor	Limerick family planning clinic	Nursery Times
Third Floor	Vacant	Nursery Times
Rear Mews	Nursery Times	Nursery Times





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