



11/12 Lower Gerald Griffin Street,
Limerick



Guide Price
€190,000



For Sale by Private Treaty a two storey
inner city investment opportunity.



GVM present to the market a prime inner city investment property (currently vacant) and with the benefit of planning permission for an apartment on the first floor.

This property is very well positioned adjacent to the central business and retail district. Local landmarks include St Johns Hospital and Cathedral, Limerick Fire Station and Courthouse and The Windmill Medical Centre.

There is public transport within 3 minutes walk linking to the suburbs and all local amenities are very much at your doorstep.

The ground floor has been vacant for some time and planning has now been approved for conversion to residential if required.

The first floor is also residential. Sensible price point.

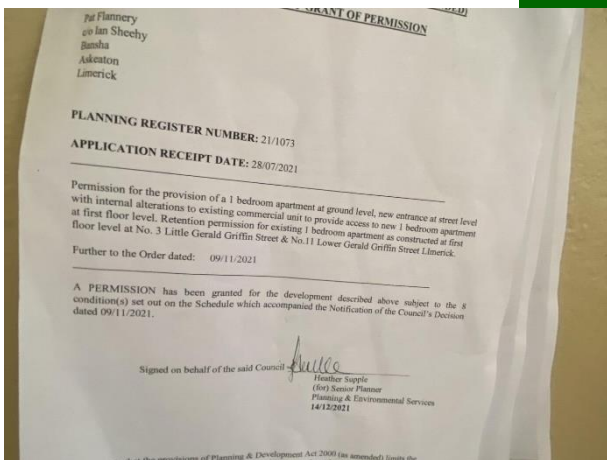
Inspection is recommended.

Rooms:

Ground floor retail area with wc & whb
off 8.05m (26'5") x 6.05m (19'10")

First floor Kitchen/dining
4.03m (13'3") x 4.03m (13'3")

Bedroom 1 Double
4.03m (13'3") x 4.03m (13'3")



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Bedroom 2 Single

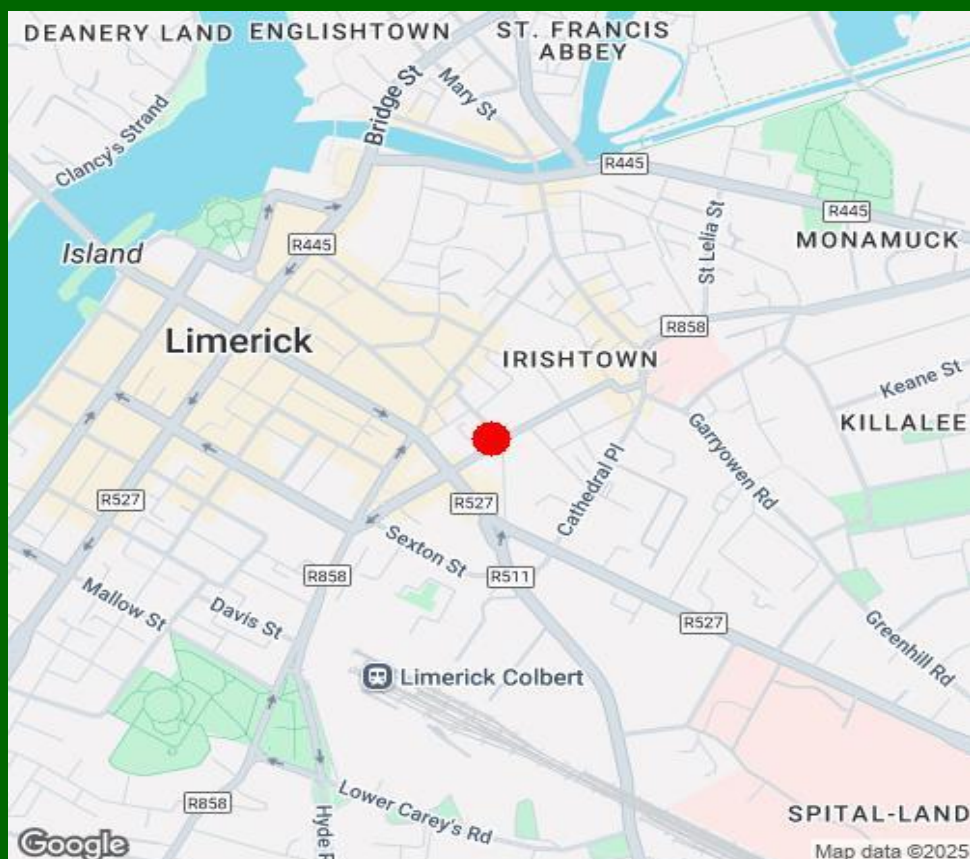
3.03m (9'11") x 1.07m (3'6")

Bathroom

2m (6'7") x 1.06m (3'6")

Features:

- Potential to convert to all residential
- Good rental potential
- City centre location with many high profile operators nearby
- Dual frontage
- Reasonable condition throughout
- Attractive price point



Property Directions:

Enter Eircode V94 R527 in your mobile device. GVM sign erected.

Agent Information:

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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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