

FOR SALE | By private treaty

POWER
PROPERTY

Limerick | Galway | Athlone

**Sailors Home
O'Curry Street
Limerick
V94 TV76**



- Landmark Detached Victorian Building on large site of approx. 0.41 Acres
- High Profile Location, close to all local Amenities with Development Potential (SPP).
- Property has the benefit of recent significant restoration works.
- Zoned "City Centre" under the current Limerick Development Plan
- **Guide Price - On Application**

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Find out more online at ppg.ie





LOCATION

Limerick is the third largest city in Ireland and the regional capital of the mid-west of Ireland with a population of 102,287 (2022 Census) persons in the urban area. Limerick City lies on a strategic position along the Midwest corridor of Ireland bordered by County Tipperary to the east, County Cork to the south, County Kerry to the west and County Clare to the north. Limerick is located approximately 100 km north of Cork City (N20), 200 km southwest of Dublin (M7) and 100km south of Galway City (M18). Limerick City benefits from excellent connectivity with the M7 motorway giving easy access to Dublin (2 hours), the M18 motorway giving access to Galway (1 hour) and the N20 giving access to Cork City (2 hours). There are frequent rail services connecting Limerick (Colbert Station) to Dublin (Heuston Station) with a fastest journey time of 2 hours.

The subject property is situated at O'Curry Street, in Limerick City Centre. O'Curry Street is adjacent to Dock Road one of the key routes into Limerick City. O'Curry Street is located near South Circular Road and Mary Immaculate College.

Property Highlights

- Detached Historic Landmark Building ideally suited for Refurbishment/Re-Development (SPP).
- Central City Centre Location within Walking Distance of all Limerick City Centre Amenities.
- The property has recently had a new roof and substantial works completed including the installation of new windows.
- Gross Site Area approx. 0.41 Acres
- Listed Building Dating from 1857
- Ground & First Floor Accommodation with a GIA of 2,400 Sq. Feet per floor, total area of approx. 4,800 sq. feet
- Property is adjacent to land proposed for development of 285 Residential Units by LDA.



DESCRIPTION

Sailors Home is a 5 Bay Two Storey Detached Victorian Building dating from 1857. The property retains many of its original architectural features with high ceilings and generous natural light levels throughout the property. The ground floor is arranged with 4 main rooms off a central hallway. The First Floor accessed by a feature architectural staircase to provide 2 large rooms at First Floor of a hallway.

The property has the benefit of major refurbishment including to its roof with a new roof being installed in 2025, along with significant remedial work being completed to the building including new conservation grade windows and doors.

The property now provides a canvas for its full completion and presents an excellent refurbishment/re-development opportunity.

The property would be suitable for commercial, civic or residential use (SPP). The property is a listed protected structure with Limerick City & County Council.

VIEWING

Strictly by prior appointment with the sole selling agents;

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RATEABLE VALUATION

We understand the property does not hold a rateable valuation.

BER

The property is BER Exempt (Protected Structure)

Record Number in NIAH 21517010

Record of Protected Structure No. 3262

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