

**UNIT 3,
CASTLETROY RETAIL PARK,
CASTLETROY,
CO. LIMERICK.**

Rooney

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PSRA - 002593

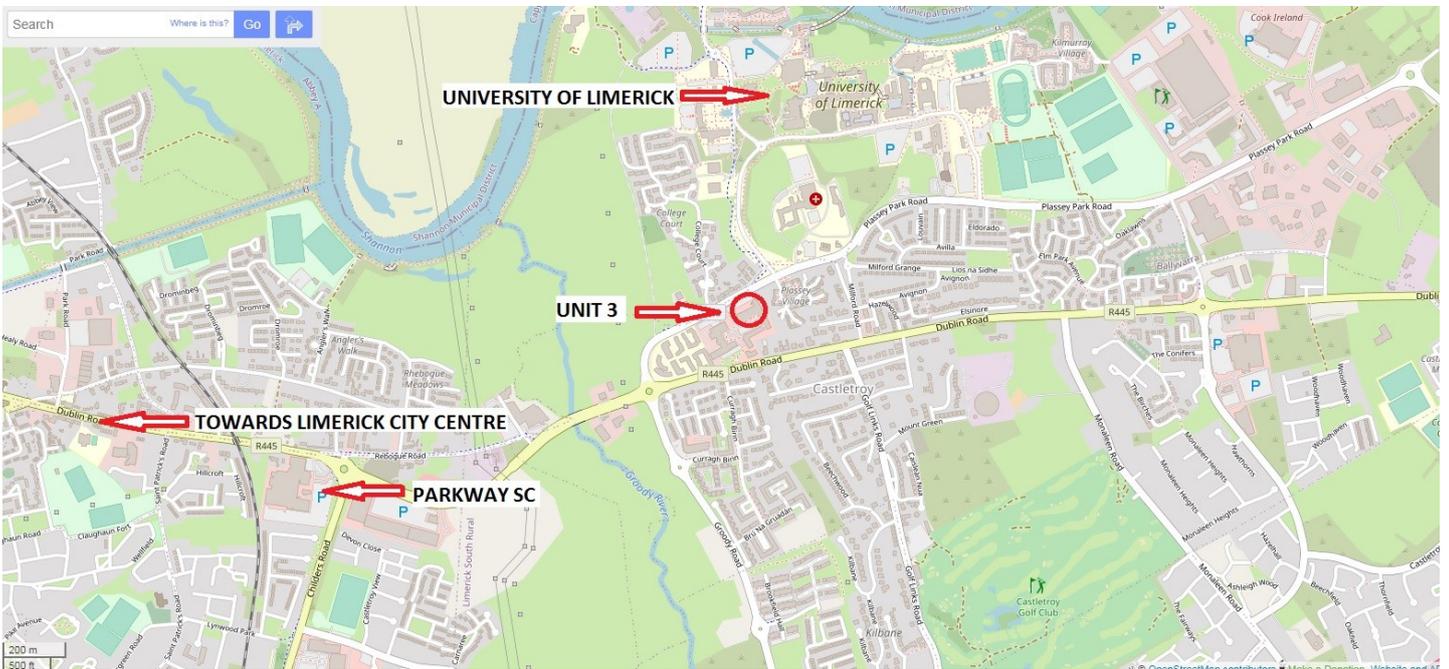


RETAIL UNIT - TO LET

- **LARGE DUAL FRONTED RETAIL UNIT (A SUBDIVISION OF THE UNIT MAY BE CONSIDERED).**
- **NEXT TO CASTLETROY PARK HOTEL.**
- **ADJACENT OCCUPIERS INCLUDE BANK OF IRELAND; SPAR; DELISH CAFÉ & CASTLETROY MEDICAL CENTRE.**

BER > G

TO LET



LOCATION

The property is situated in the Castletroy Retail Centre which is adjacent to the Castletroy Park Hotel in Castletroy, Co. Limerick.

Neighbouring occupiers include Bank of Ireland; Spar; Delish Café; Castletroy Park Hotel; Castletroy Medical Centre; Velvet Hair & Beauty and numerous other offices.

DESCRIPTION

Ground floor dual fronted retail unit of approximately 123m² (1,324ft²). The property has concrete flooring and large display windows to the front and rear.

CAR SPACES

There are 3 designated car spaces for the unit in the basement/ underground car park.

RESTRICTIVE USER CLAUSE

There are a number of uses which will not be allowed in the unit which include news agency/restaurant/café/hairdresser/beautician/medical/dentistry (full list available upon request).

RATES - €6,138 per annum

SERVICE CHARGES - TBA

BER:

BER: G

BER No: 800747594

Energy Performance Indicator: 3.056.03 kWh/m²/yr

GUIDE RENT

€30,000 per annum



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LIMERICK | GALWAY

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