

# AGAR

COMMERCIAL PROPERTY CONSULTANTS  
ACQUISITION & DEVELOPMENT ADVISERS

HIGH PROFILE RETAIL PROPERTY  
OCCUPYING PRIME CORNER TRADING SITE.  
UNIT 33 CRUISES STREET, LIMERICK.



■ INDUSTRIAL ■ OFFICE ■ **RETAIL** ■ INVESTMENT  
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

**TO LET**

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- Superb 3 storey Retail unit, in total approx. 334 Sq. M. [approx. 3,600 Sq. Ft.], trading on ground and first floors.
- Available under the terms of a new long term lease.
- To suit a wide variety of Retail Users – Ready To Trade.
- High levels of passing Retail Trade.





### ■ LOCATION:

The property is located on the south side of Cruises Street, forming its junction with Todds Row, in Limericks' prime retail sector. Adjoining occupiers include New Look, JD Sports, Boots, Easons, Jack and Jones, River Island, Foot Locker, Costa, McDonalds, etc.

The property is located nearby to several multi storey carparks.

### ■ DESCRIPTION:

The property comprises a three storey double fronted building of in total c 334 Sq. Metres, occupying a prime corner site, trading on ground and first floors, with top floor storage / canteen. Of concrete construction throughout, the property is fitted with air conditioning "tab" units, pvc windows, suspended ceiling with fluorescent lights and carpet tiles throughout.

### ■ ACCOMMODATION:

	Sq. M.
Ground Floor – Retail	c 88.21
First Floor – Retail, wc.	c 112.78
Top Floor – Storage & Canteen	c 133.68
<b>Total</b>	<b>334.67</b>

### ■ LEASE:

Available under the terms of a new long term lease, to incorporate 5 yearly rent reviews. Tenant liable for the payment of all local authority rates, VAT on rent and Landlords Insurance.

### ■ BER: C2

### ■ RATES 2021: €14,723

### ■ RENT: On Application

### ■ VIEWING: To view or for more information contact Ben Pearson – bpearson@agar.ie – 01 2137777

## VIEWING STRICTLY BY APPOINTMENT

