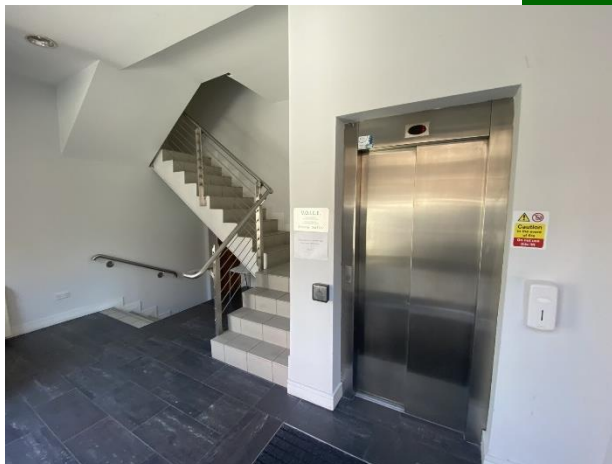




Theatre Court, Lower Mallow Street, Limerick City



Price on Application





GVM Auctioneers are delighted to present to the market this superb city centre office investment property, situated within the Central Business District of Limerick City. This property is a penthouse third floor modern office suite contained in this prominent modern Georgian building. This property oozes class and character and is ideally laid out and ideal for all types of office use with a reception area, private offices and a canteen and bathrooms. The overall building is serviced by an elevator. The accommodation is spaciouly laid out and offers an abundance of natural light due to the many large windows and skylights throughout.



Net floor area extending to Circa 1,700 sq ft. (gross 2,000 sq ft.), 5 years to run on the lease. Passing rent of €25,500 p/a. Lease expires in Dec 2029. Tenant has a break option in Dec 2026. One car space included in private gated car park.



The location is ideally located along the city's arterial road network, with convenient access to the main shopping and business district. Public bus and rail transport is provided close by with Colbert Train Station just 600 metres away, Take a walk along Peoples Park, located just a three minute walk away, or enjoy a leisurely stroll along the tranquil banks of the majestic river Shannon.





Features:

Centrally located in the hub of the central business district

Double glazed UPVC windows

Great sitting commercial tenant in situ (unaffected)

Modern fit out

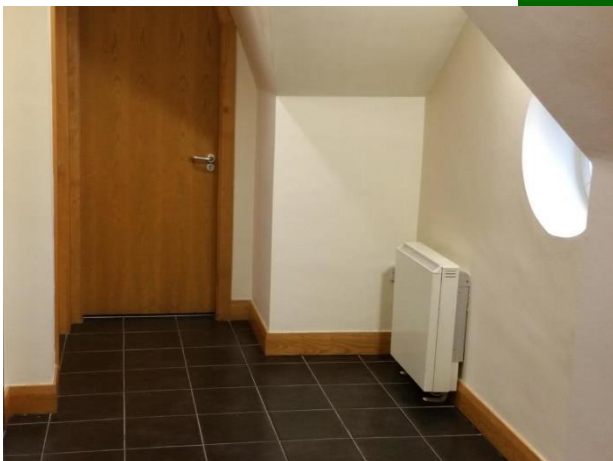
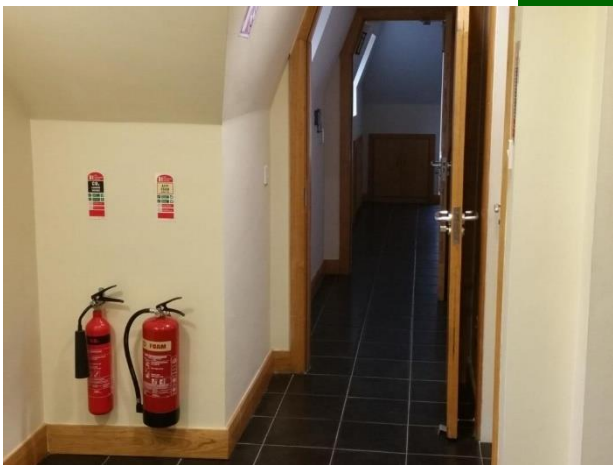
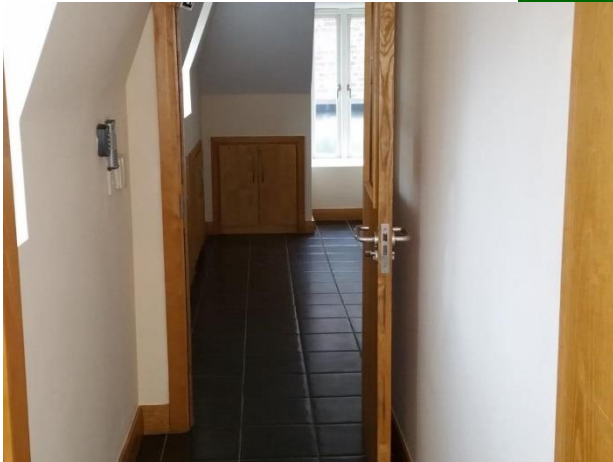
Electric storage central heating system

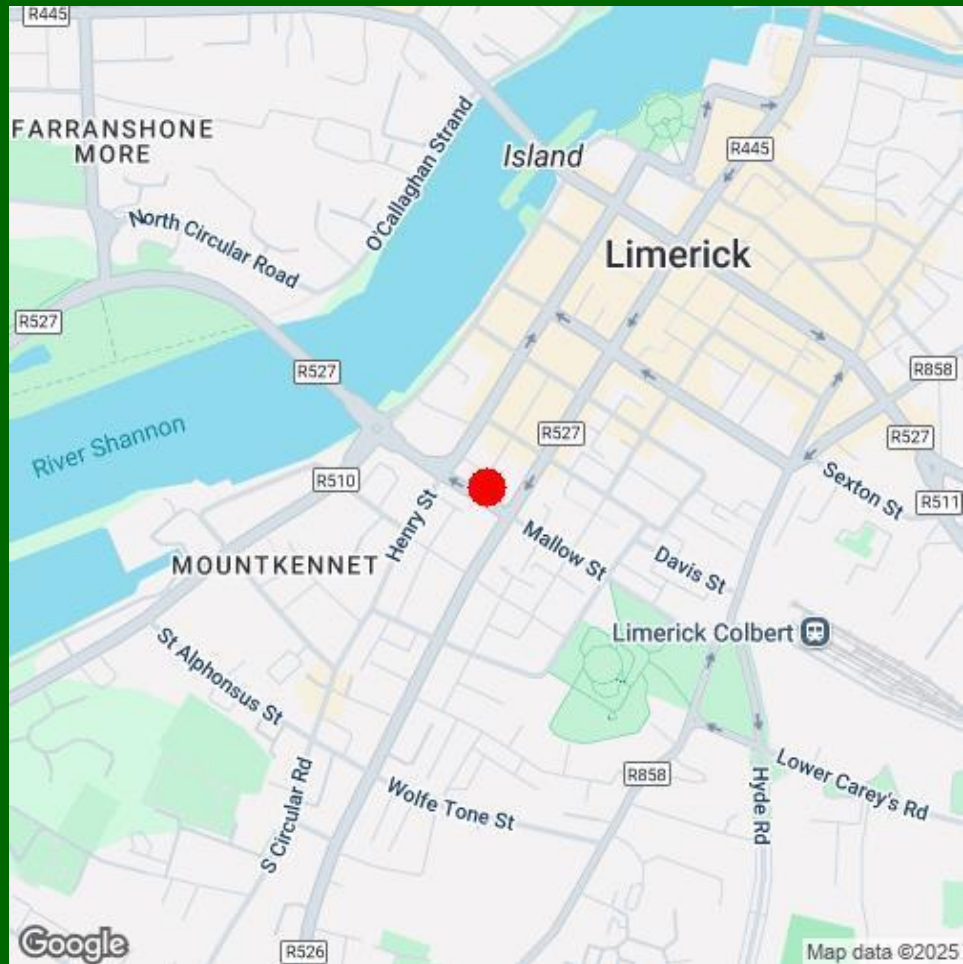
Sensibly priced

Excellent investment opportunity

Other high profile names occupy Theatre Court

Please contact Tom Crosse GVM Auctioneers on (061) 413522.





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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