



Augustinian Lane, Limerick City.



Guide Price €175,000





GVM Auctioneers are pleased to present to the market this versatile commercial warehouse located along Augustinian Lane, Limerick City. This property offers 1,560 sq. ft of ground floor storage space, ideal for a wide range of business operations, together with additional 331 sq. ft. of private yard space to the front. There is a mezzanine area of a further 1400 sq.ft. This property is strategically located near transport links, ensuring ease of access for deliveries and staff, making it an ideal choice for businesses looking for a well-connected and secure base in the hub of the central business district. Could also have potential to develop for residential use.

For more details or to arrange a viewing, please contact us today. Call Tom Crosse on 087 2547717.



#### **Rooms:**

##### **Ground Floor**

18.07m (59'3") x 8.05m (26'5")

##### **Exterior Yard**

10.04m (32'11") x 3.06m (10'0")

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### Features:

- Within walking distance of Limerick City and all amenities
- A property with great potential for numerous uses
- Private yard to the front
- Secure gated access point
- Good general condition throughout
- Thriving business hub
- Sensibly priced





### Property Directions:

This building is accessed off Catherine between the junctions of Roches Street and Thomas Street. Enter Eircode V94 DA29 in your mobile device. GVM sign erected.

### Agent Information:

Contact Tom Crosse

Mobile 087-2547717

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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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PSRA Number: 002030