

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

**Rooney**

[www.rooneys.eu](http://www.rooneys.eu)

PSRA - 002593

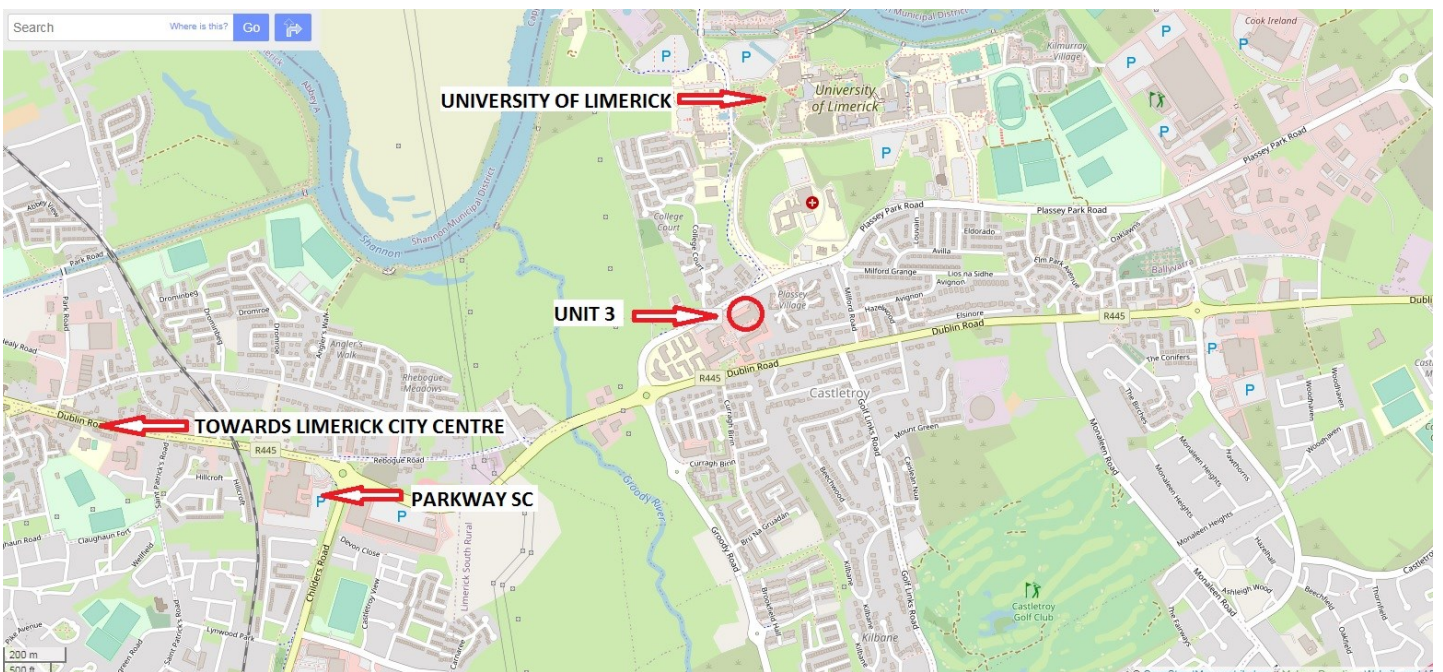


**RETAIL UNIT - TO LET**

- **LARGE DUAL FRONTED RETAIL UNIT**
- **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 Castle Troey Retail Centre which is adjacent to the Castle Troey Park Hotel in Castle Troey, Co. Limerick.

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

## DESCRIPTION

Ground floor dual fronted retail unit of approximately 123m<sup>2</sup> (1,324ft<sup>2</sup>). 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** - €2,676 per annum

## BER:

BER: G

BER No: 800747594

Energy Performance Indicator: 3.056.03 kWh/m<sup>2</sup>/yr

## GUIDE RENT

€35,000 per annum



## CONTACT

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LIMERICK | GALWAY

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