

TO LET

**Commercial Unit,
Rosedale Centre, Dooradoyle Road, Limerick.**

Retail



- WELL LOCATED UNIT IN THE HEART OF DOORADOYLE
- EXTENSIVELY BUILT UP RESIDENTIAL AREA
- IDEALLY SUITED TO A NUMBER OF USES
- UNIT OF 1,152 SQ FT CAN BE SUB DIVIDED IN HALF
- ADJOINING OCCUPIERS INCLUDE PHARMACY,
CONVENIENANCE STORE, PUBLIC HOUSE, RESTAURANT
ETC.

Location: The subject unit is located fronting onto the Dooradoyle Road. This area has seen extensive residential development in recent years.

Description: The subject property comprises of a ground floor retail/commercial unit which was built in c.2005 & benefits from parking to the front & rear.

Accommodation: The subject unit comprises of the following approximate accommodation. c.107 Sq. M. (c.1,152 Sq. Ft.) or can be sub divided in two units of c. 550 Sq. Ft.

Services: We have been advised all main services are available to the subject unit.

Car Parking: Ample customer car parking available.

Fit Out: The unit was previously occupied as a bookmakers.

Rates: €3,715

Service Charge: €2,484

The above rates & service charge were supplied by our clients & correct at time of going to print.

Rent: €20,000 per annum plus VAT if applicable

Viewing: Strictly by prior appointment with **Brian O'Dwyer**

Tel: 061 410410 **Email:** bodwyer@propertypartners.ie

