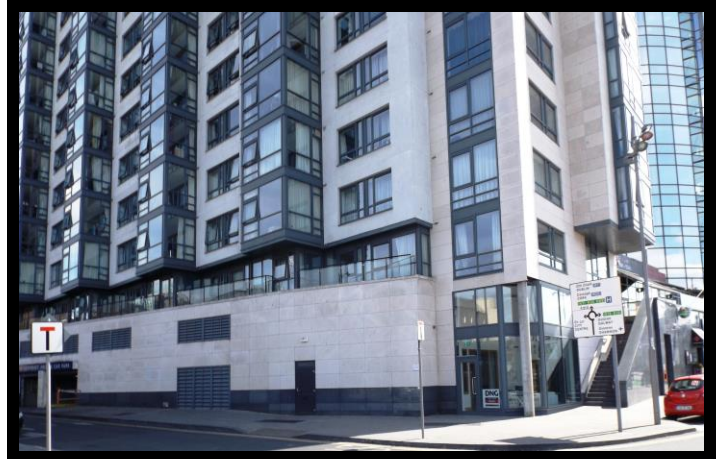


For Sale / To Let

Ground Floor Retail / Office Unit



Ground Floor Riverpoint, Bishops Quay, Limerick V94 7X49

- Ground floor retail / office unit forming part of the prestigious Riverpoint Development.
- Prominent location overlooking the River Shannon.
- Approx. 192 sq.m (2,067 sq.ft) plus mezzanine floor.
- Fully fitted to a high specification.

9 Lower Mallow Street, Limerick.
T: 061 209000 F: 061 209200
E: cusackdunne@dng.ie **dng.ie**

Location:

Riverpoint is located in Limerick city overlooking the River Shannon, on the corner of Lower Mallow Street and Bishops Quay. The subject unit is located at ground floor level on the corner of Bishops Quay and Mill Lane. Other business occupiers within the development include Tic Toc Creche, D.G O'Donovan & Partners Solicitors, World Wide Tech Services and Riverpoint Dental Clinic.

Description:

Riverpoint is a landmark mixed use development extending to approx. 66,800 sq.ft over 15 floors incorporating a bar, restaurant, creche, underground car parking, offices, retail and apartments. The subject premises is located at ground floor level overlooking the river Shannon. The premises extends in total to approx. 2,067 sq.ft plus small mezzanine floor of approx.. 113 sq.ft.

The property has been fitted out as a hair salon and includes painted plastered walls & ceilings, recessed lighting, electric heating and linoleum floor covering. The accommodation currently includes a feature reception area with double height ceiling, 3 treatment rooms, mezzanine store area, kitchen, 2 toilets and stores. The accommodation could be adapted to suit a variety of uses (subject to planning permission. The use of 2 on site car parking spaces is available at an annual cost of €230 per space.

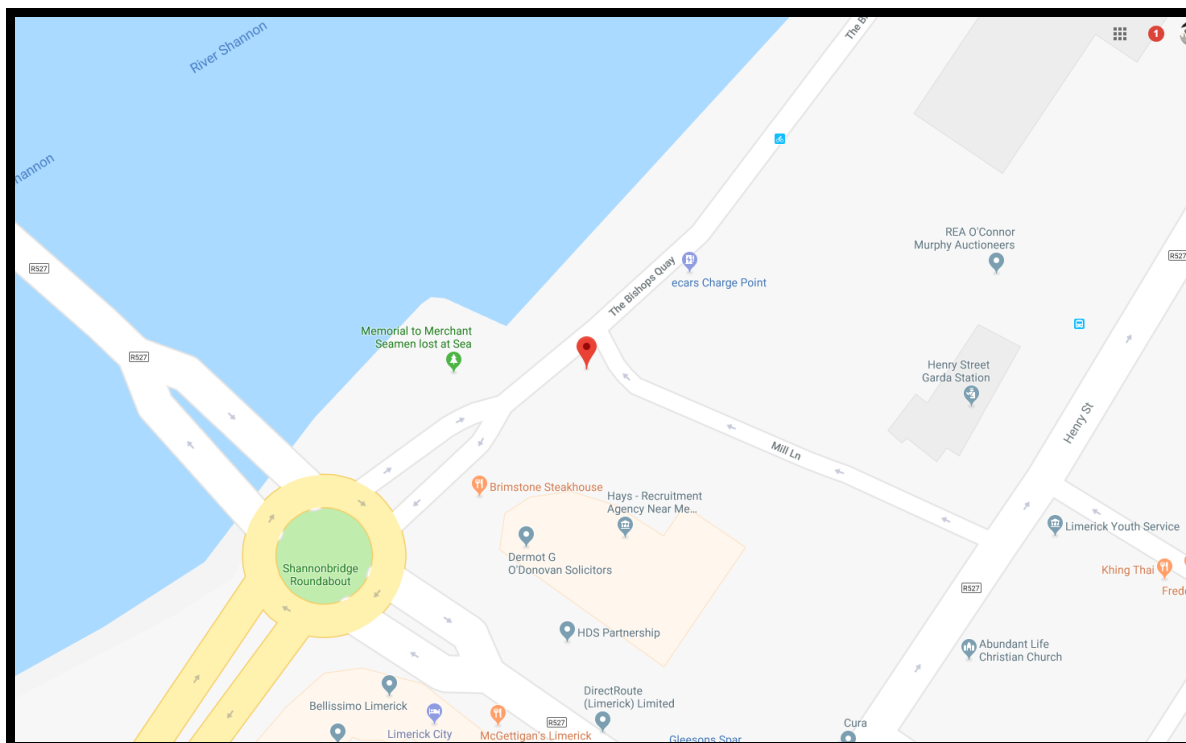
Planning Use:

Planning permission was originally granted for retail use however permission has been granted for a change of use to office and to create a new window and door onto Mill Lane.

Asking Price €295,000 plus VAT **Rent:** €30,000 plus VAT per annum. **Rates:** €9,960 per annum. **Service Charge:** €2,072 per annum

Viewing:

By appointment with Mark Cusack Tel 061 209000



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