

High Profile Investment Opportunity

**For Sale by Private Treaty**

## Q Parade, Childers Road, Roxboro, Limerick

(Existing tenants not affected by sale)



### HIGHLIGHTS

- High profile location on Childers Road Limerick
- Substantial retail parade comprising six retail and two commercial units
- Comprising of 1,277 (13,746 sq. ft.) of net floor space
- Currently producing €167,208 pa
- Opportunities to further enhance the income by letting vacant space and by active asset management opportunities

BER **C1** F

Joint Agent

**CHESSER**

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### DESCRIPTION

The property comprises six adjacent retail units plus two commercial units that form part of an overall hotel and aparthotel development. The eight units extend to a total area of 1,539.7 (16,573 sq. ft.) All the units are ground

floor with own door access to the front and a rear yard with separate access to the rear / side. The retail units have the benefit of surface car parking to the front and independent rear access.



### LOCATION

The property is situated on the southern side and western end of Childers Road, about 300 meters south of the intersection with the Roxboro Road Roundabout. This is a high profile location with frontage to both Childers Road and a link road to the M7 / M20 Motorway.

The immediate surrounding nature is mainly residential with a mix of commercial users including The Maldron Hotel, Aldi and Roxboro Shopping Centre.





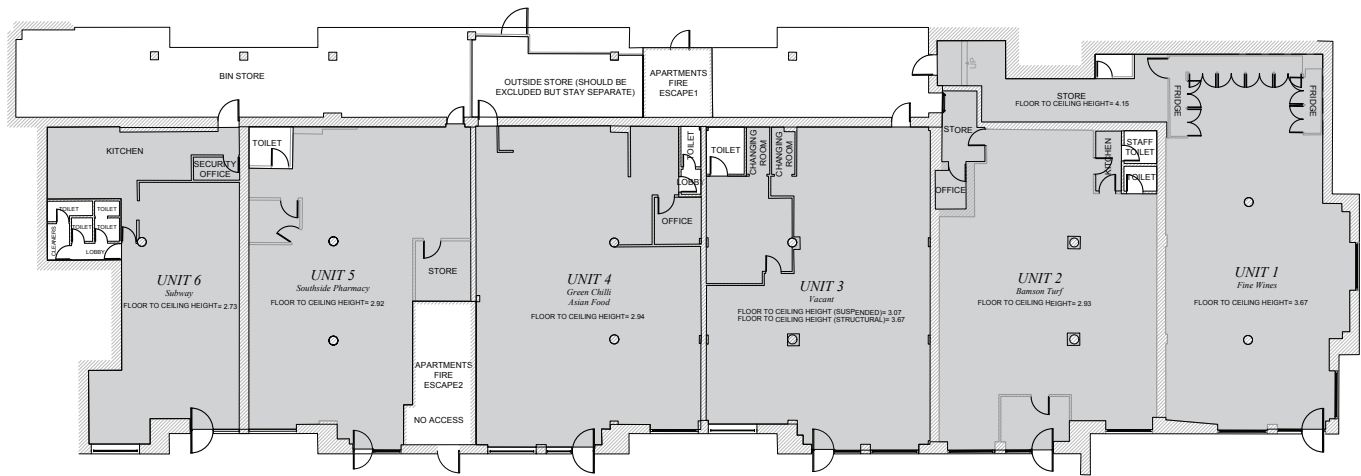
## ACCOMMODATION

We understand the gross internal areas of the units are as follows:

Floor	Area Sq.M.	Area Sq.Ft
Unit 1	188.9	2033
Unit 2	171.1	1842
Unit 3	73.8	1871
Unit 4	174.9	1883
Unit 5	150.6	1621
Unit 6	119.2	1283
Unit 7	131.9	1420
Unit 8	166.6	1793

We recommend that interested parties satisfy themselves as to the accuracy of the floor areas by measuring or otherwise

## SAMPLE FLOORPLAN



## TENANCY SCHEDULE

Floor	Area Sq.M.	Lease Term	Contracted Rent	Current Rent being paid
Unit 1	Grand Cru Wines	25x5 from 01/09/2006	€47,500	€38,000
Unit 2	Bansom Turf	20 x 5 from 25/01/2007	€49,500	€39,600
Unit 3	Vacant	N/A	N/A	N/A
Unit 4	Enesel Services Ltd (t/a Green Chilli Asian Foods)	5 Year Lease	€20,000	€20,000
Unit 5	Southside Pharmacy	25x5 from 01/09/2006	€50,000	€50,000
Unit 6	EJ Bia Ltd (t/a Subway)	25x5 from 01/04/2007	€20,000	€17,878
Unit 7	Robert Bowe Dental	21x5 from 14/11/2008	€11,556	€9,230
Unit 8	Dr Harry Comber	21x5 from 25/01/2013	€15,000	€12,500
Unit 9	Vacant	N/A	N/A	N/A

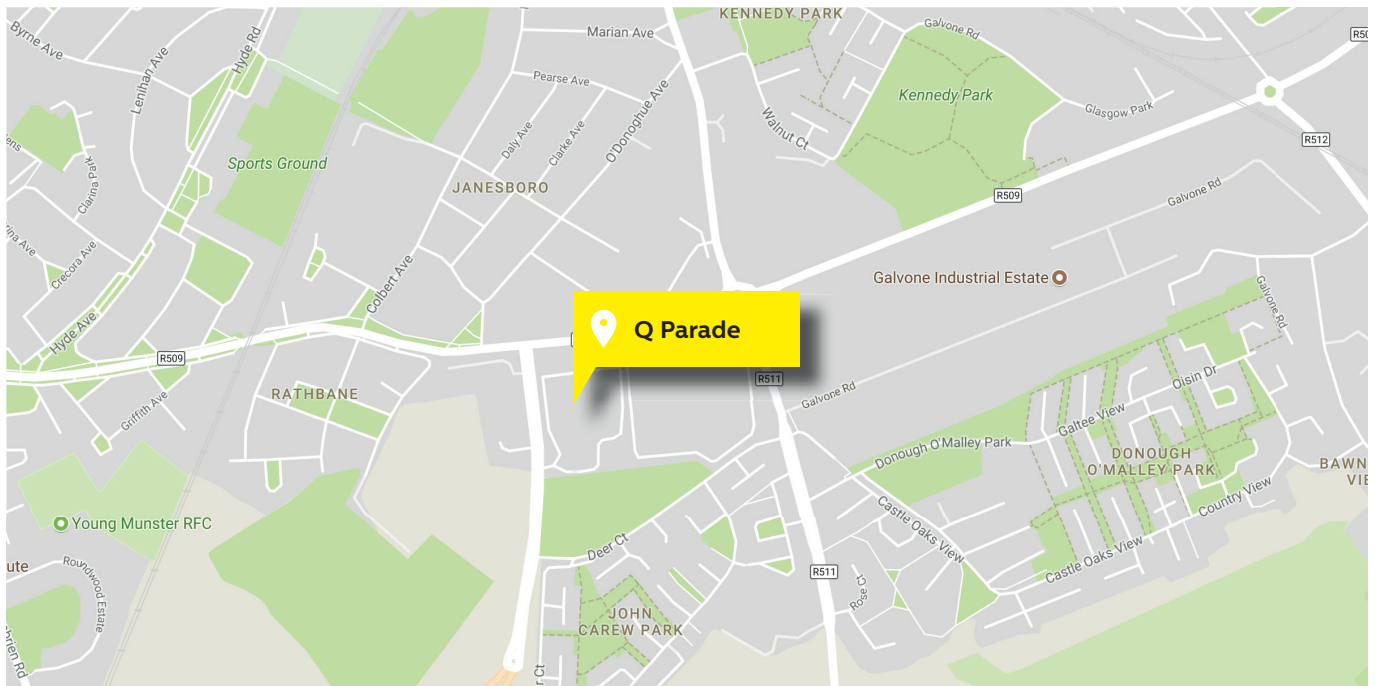
## BER CERTIFICATION

Unit	Rating
Unit 1	C1
Unit 2	C2
Unit 3	B3
Unit 4	C1
Unit 5	C1
Unit 6	C3
Unit 7	E2
Unit 8	F



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### SOLICITOR

McMahon O'Brien Tynan  
Mill House, Henry Street,  
Limerick

### GUIDE

Offers in excess of €1.5 million

### VIEWING

Strictly by appointment with Joint  
selling agents

### FOR FURTHER INFORMATION



**Gavin Brennan**  
Associate Director

**T** +353 1 77 50 513  
**E** gbrennanl@hwbc.ie



**Kieran Curtin**  
Chartered Surveyor

**T** +353 1 77 50 519  
**E** kcurtin@hwbc.ie

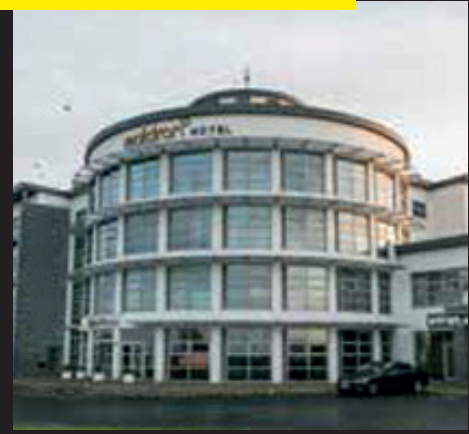
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