

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 gross floor space
- Currently producing €149,558 p.a.
- Opportunities to further enhance the income by letting vacant space and by active asset management

BER B3 F

Joint Agent



FOR SALE BY PRIVATE TREATY

Q Parade, Childers Road, Roxboro, Limerick

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 gross area of 1,277 sq.m. (13,746 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 Motorway.

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





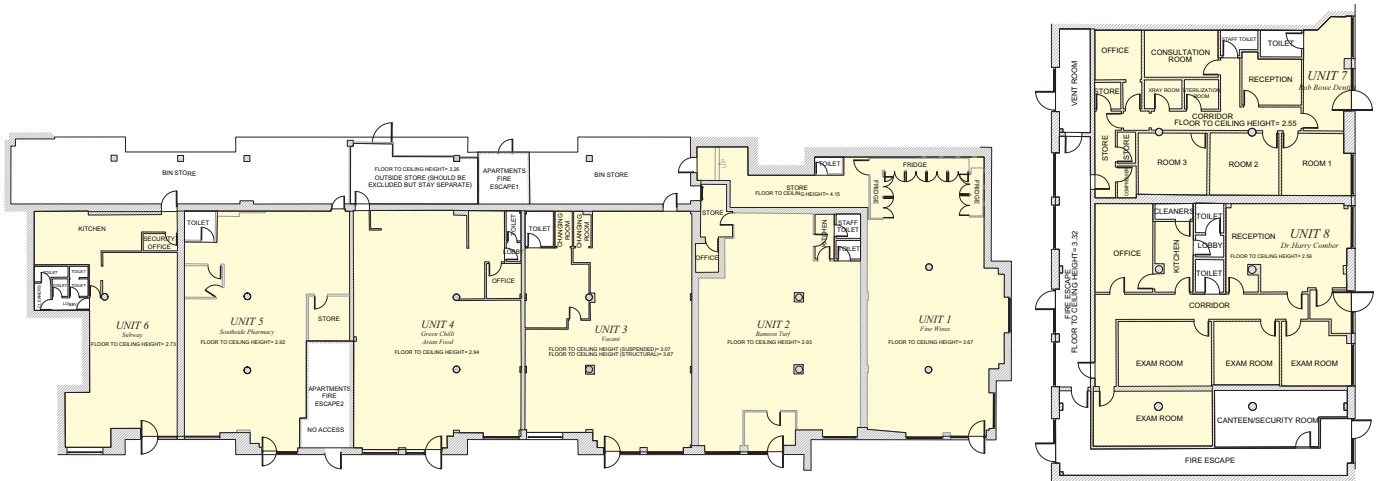
ACCOMMODATION

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	173.8	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

RETAIL UNITS GROUND FLOORPLANS



TENANCY SCHEDULE

Floor	Area Sq.M.	Lease Term	Current Rent per annum
Unit 1	Grand Cru Wines	25x5 from 01/09/2006	€33,000
Unit 2	Bamson Turf	20x5 from 25/01/2007	€0
Unit 3	Vacant	N/A	N/A
Unit 4	Enesel Services Ltd (t/a Green Chilli Asian Foods)	5 year lease from 15/2/2017	€20,000
Unit 5	Southside Pharmacy	25 x 5 from 01/09/2006	€50,000
Unit 6	EJ Bia Ltd (t/a Subway)	25x5 from 01/04/2007	€20,000
Unit 7	Robert Bowe Dental	10x5 from 01/07/2015	€11,558
Unit 8	Dr Harry Comber	21x5 from 25/01/2013	€15,000

FOR SALE BY PRIVATE TREATY

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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

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



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