

For Sale by Private Treaty

1 Quinlan Street, Limerick



Investment Opportunity

Property Highlights

- Prominent Georgian building extending to approx. 252.1 Sq M (2,714 Sq Ft)
- Refurbished property presenting in excellent condition
- Ground and upper floors occupied by Tiernan Sheahan Chartered Accountants on a 4 year and 9 month lease from Oct 2019
- Lower ground floor occupied by Quinlan Street Dental Surgery on a 25 year lease from Dec 2004
- Producing an income of €38,000 per annum exclusive
- Guide sale price reflects an attractive initial yield of approx. 10%
- Neighbouring occupiers include Griffith College, Peter Dee Academy of Music, Limerick Tutorial College and FRS Recruitment Agency

Contact

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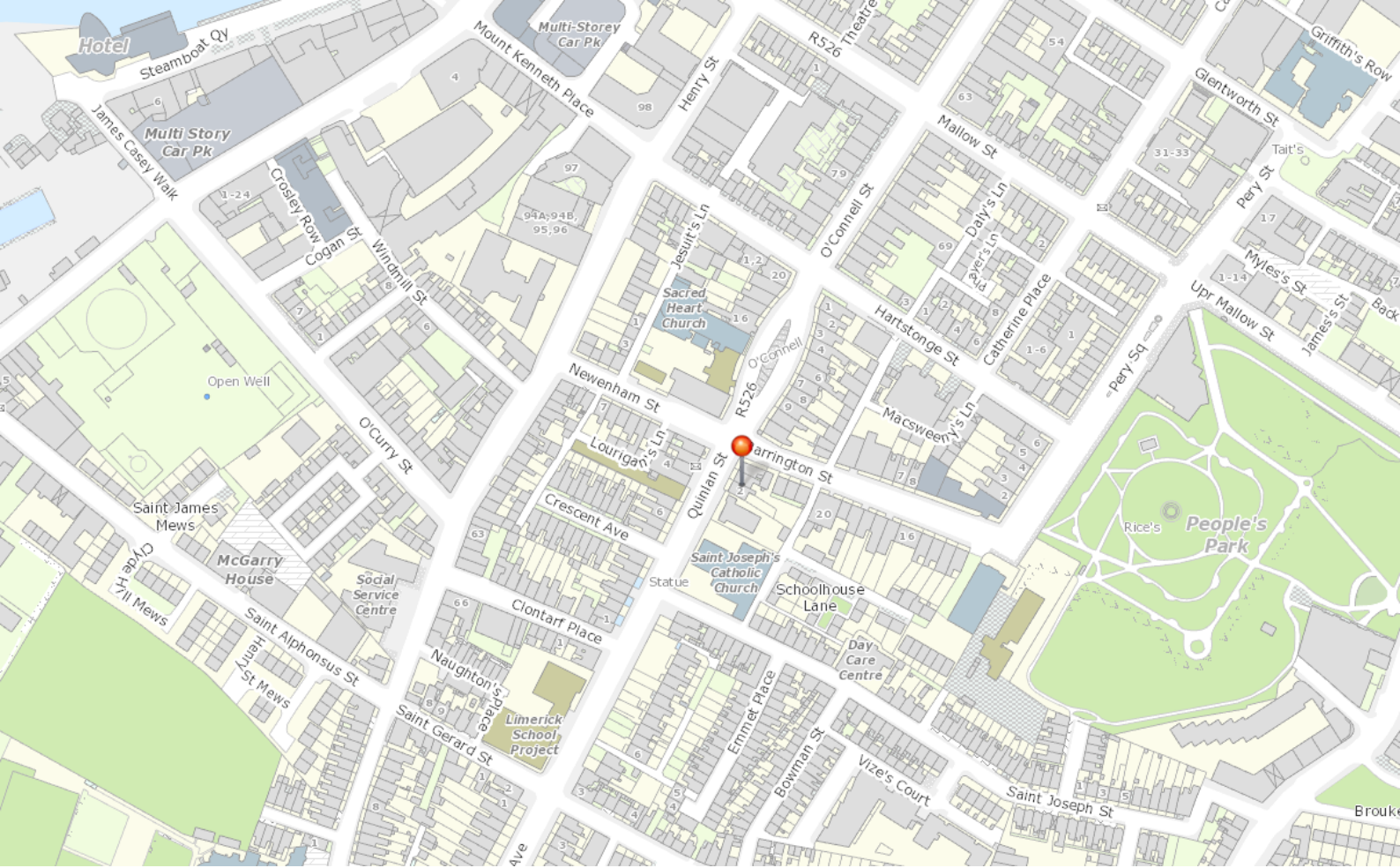
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cushmanwakefield.ie







Building Energy Rating

BER Exempt

Tenure

Freehold or similar title

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Guide Price

€350,000 plus VAT (if applicable)

Viewings

Strictly by appointment only with sole selling agent Cushman & Wakefield

Video

Internal video available upon request.

Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.cushmanwakefield.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002222.