

FOR SALE BY PRIVATE TREATY

BARRINGTONS HOSPITAL

George's Quay | Limerick

(Bon Secours Hospital Limerick relocating to a new state of the art private hospital in Ballysimon)





THE OPPORTUNITY

Barringtons is an iconic and historic feature to Limerick City Centre. In use as a hospital for close on 200 years, it has developed in recent decades into modern adjoining extensions.

As Bon Secours Health System, who purchased the property in 2017, has since outgrown its footprint, the hospital is set to relocate its advanced medicine and exceptional care to Ballysimon in 2025.

The sale provides the unique opportunity for a new owner to carry the mantle of this special building into its next phase. The property is suitable for a wide range of uses including medical/hospital/health/surgical hub. Alternatively, if not health related, it offers potential for uses such as an hotel, education, offices or residential, subject to planning permission.



Iconic City Centre
Property



Historic & modern
interconnecting structures



Hospital campus of
55,000 sq ft including
over 39,000 sq ft of
freehold



Currently a fully operational
hospital with a 53-bed capacity
(currently 26 hospital beds and
27 recliners/trolley beds)



The Technological University of the Shannon

THE LOCATION

Barringtons is located in the centre of Limerick City on the north quays where it fronts onto the River Abbey, adjacent to the Shannon. The surrounding area comprises a mix of uses including The Technological University of the Shannon (immediately adjacent), offices and residential. Limerick's retail core around O'Connell Street and Arthurs Quay is less than 500 metres away.

Nearby multi-storey car parks include Barringtons Car Park on Sheep Street, opposite The Absolute Hotel, and Euro Car Parks on Charlotte Quay.

BARRINGTONS HOSPITAL



THE PROPERTY



THE PROPERTY

Barringtons Hospital, originally erected in 1829, currently comprises a fully operational private hospital. The property visually presents extremely well throughout. It accommodates 53 beds (26 hospital beds and 27 recliners/trolley beds as currently laid out).

The hospital operates from a total area of approximately 54,638 sq. ft., of which 39,289 sq. ft. is held freehold. This is exclusive of a neighbouring leased office floor, used for administration, as well as a storage facility in a former Band Hall.

The property is being offered for sale with part of the fit-out remaining. This is for discussion and will be dependent on the nature of the purchaser's use.



BLOCK A ORIGINAL BARRINGTONS HOSPITAL - FREEHOLD

- 4-storey protected structure
- Extends to c.22,766 sq ft.
- Primarily accommodates bedrooms, theatre rooms (top floor) and consulting rooms
- New roof in c.2017
- Interconnects with the western freehold extension and a rear leasehold building



BLOCK B ONTO GEORGES QUAY - FREEHOLD

- 5-storey building
- Extends to c.16,523 sq ft.
- Primarily accommodates reception, bedrooms (which have shower rooms) and day unit
- Interconnects with original hospital



BLOCK C ONTO MARY STREET - LEASEHOLD

- 4-storey building originally constructed as residential accommodation
- Extends to c.15,349 sq ft.
- Primarily accommodates labs, stores, consulting rooms and administrative rooms



BAND HALL ONTO MARY STREET - LEASEHOLD

- Open plan, accessed from Mary Street



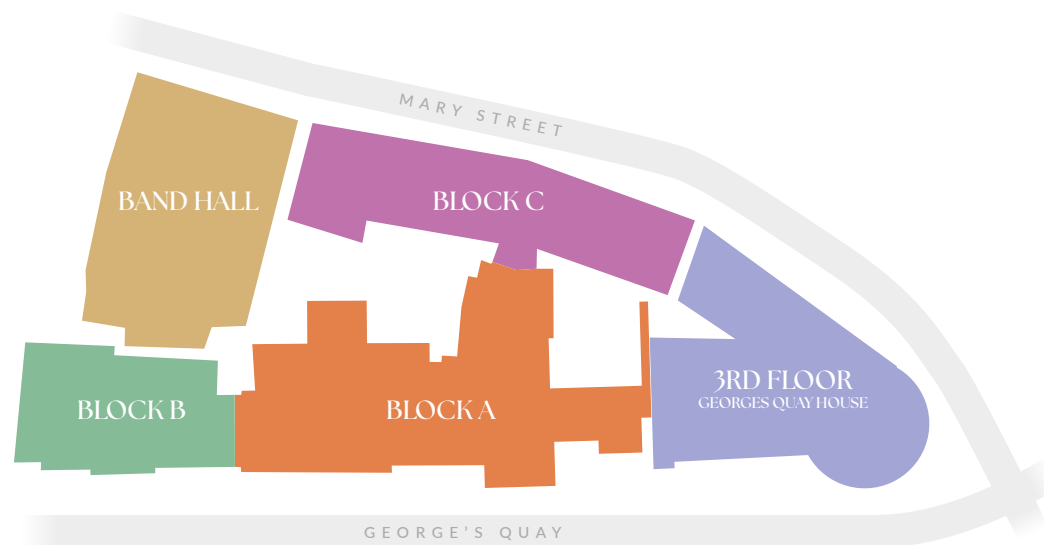
3RD FLOOR OFFICES ON GEORGE QUAY - LEASEHOLD

- Used for administration and back up
- Cellular and open plan, overlooking Georges Quay

THE ACCOMMODATION

Hospital Accommodation		sq m	sq ft
Hospital Block A (Barringtons) <ul style="list-style-type: none"> • Freehold • 4-storey protected structure • Primarily accommodates bedrooms, theatre rooms (top floor) and consulting rooms 	2,115	22,766	
Hospital Block B (Front Extension) <ul style="list-style-type: none"> • Freehold • 5-storey • Primarily accommodates reception, bedrooms (which have shower rooms) and day unit 	1,535	16,523	
Hospital Block C (Front Extension) <ul style="list-style-type: none"> • Leasehold • 4 storey • Primarily accommodates labs, stores, consulting rooms and administrative rooms. 	1,426	15,349	
Sub-total (hospital buildings)	5,076	54,638	

FLOOR PLAN



Ancillary Accommodation		sq m	sq ft
3rd Floor Georges Quay House <ul style="list-style-type: none"> • Leasehold • Used for administrative offices 	319.2	3,436	
Band Hall <ul style="list-style-type: none"> • Leasehold • Used for storage 	530.0	5,705	

Note - The above floor areas are all approximate gross internal areas (GIA), provided for general information. Parties should satisfy themselves regarding floor areas.

THE LEASEHOLDS

			Annual rent	Approx. sq ft
	<p>Hospital Block C (labs, consulting rooms and ancillary areas)</p>	<p>25 year lease from 01/09/2007 Expires 31/08/2032, with an option for the tenant to extend the term for a further 10 years.</p>	<p>€249,208</p>	<p>15,349</p>
	<p>3rd Floor, Georges Quay House (administrative offices)</p>	<p>10 year lease from 01/01/2019 Expires 31/12/2028</p>	<p>€51,542</p>	<p>3,436</p>
	<p>Band Hall Mary Street (used for storage)</p>	<p>10 year lease from 18/08/2017 Expires 17/08/2027 (or 6 months notice by either party)</p>	<p>€42,277</p>	<p>5,705</p>

BLOCK A
BARRINGTONS - FREEHOLD

BLOCK B
EXTENSION - FREEHOLD

BLOCK C
LEASEHOLD

BAND HALL
LEASEHOLD

GEORGES QUAY HOUSE
LEASEHOLD (3RD FLOOR)



FLOOR PLANS

● Block A ● Block B ● Block C

BARRINGTONS HOSPITAL

LOWER GROUND FLOOR



GROUND FLOOR



FLOOR PLANS

● Block A ● Block B ● Block C

BARRINGTONS HOSPITAL

FIRST FLOOR



SECOND FLOOR



FLOOR PLANS

● Block A
 ● Block B
 ● Block C

BARRINGTONS HOSPITAL

THIRD FLOOR



FOURTH FLOOR



BARRINGTONS HOSPITAL

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TENURE

Freehold and Leasehold.

SERVICES

All main services are connected to the property including gas and electricity.

DATA-ROOM - barringtonslimerick.com

Parties can access further and more comprehensive details in the data room. Interested parties may be given access to the data room upon signing a Non-Disclosure Agreement.

THE SALES PROCESS

The property is being offered for sale by Private Treaty. The leasehold elements form part of the proposed sale by way of assignments, subject to respective landlord's consents. For the avoidance of doubt, the Bon Secours business currently at Barringtons is not for sale (it is relocating).

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BER

Band Hall and Georges Quay House:

Block A: Protected Structure (exempt)

Block B and Block C: Under review