

FULL PLANNING PERMISSION FOR RESTAURANT & TAKE AWAY



FOR IDENTIFICATION PURPOSES ONLY

FPP FOR RESTAURANT & TAKE AWAY

**GROUND FLOOR RETAIL UNIT,
CUTLERY ROAD,
NEWBRIDGE, CO. KILDARE**

**GROUND FLOOR
C. 866 sq.ft/c.80.49 sq. m.**



PSRA Reg No. 001536

FOR RENT

GROUND FLOOR RETAIL UNIT, CUTLERY ROAD, NEWBRIDGE, CO. KILDARE

FEATURES:

- FPP for Restaurant & Take Away use.
- High profile Town Centre location.
- Ground Floor Retail Unit C.866 sq. ft. (c.80.49 sq. m.).
- Adjacent to Whitewater Shopping Centre.
- Close to Bank of Ireland, Bord Na Mona, Penneys, Permanent TSB and AIB.
- Suit a variety of uses.
- Ready for immediate occupation.

LOCATION:

The subject property is situated in a high profile position on Cutlery Road c. 40 metres from the entrance to Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The property is located within easy walking distance of all amenities in Newbridge Town Centre including Bank of Ireland, Post Office, Penney's, Permanent TSB, AIB and Michael Murphy's Furniture.

Newbridge is a large provincial town only 43 km from Dublin with direct motorway and rail access (30 minutes). The town has thrived over the last 20 years with significant residential and commercial development an important service centre for County Kildare, one of the biggest traffic corridors in the Country. rapid growth in terms of both residential and commercial Existing employers in the area include Pfizer Pharmaceuticals, Bord Na Mona, Oral B, The Defence Forces, Lily O'Briens Chocolates and the Bloodstock Industry.

BER: G

DESCRIPTION:

The premises comprise a mid-terraced ground floor lock up retail unit in very good condition.

Internally, the ground floor provides open plan retail area to the front, 2 changing rooms, storeroom, canteen and toilet to the rear. The property has added benefit of rear access from the car park.

PLANNING:

Full Planning permission was granted under ref. 211338 on 10th December 2021 for the following: "for the change of use of existing retail unit to restaurant and take away and all associated site works".

OUTSIDE:

There is on street paid parking available on the street and the property is located close to the Town Car Park.

SERVICES:

We understand that main services including water, sewerage, electricity, and broadband are available to the premises.

ZONING:

The property is zoned "Town Centre" within the Newbridge Local Area Plan 2013 – 2019 (extended until December 2021)

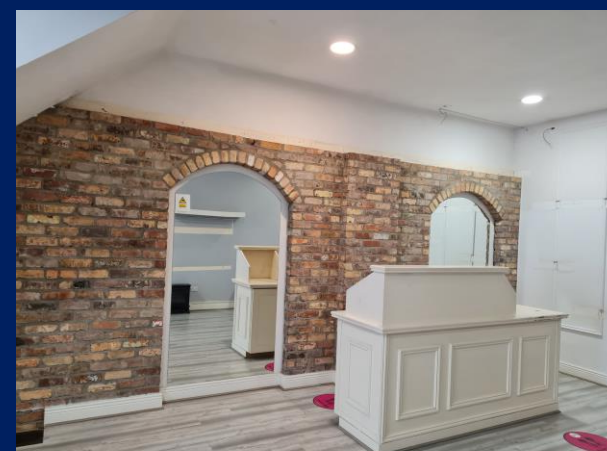
QUOTING RENT:

€30,000 per annum.

VIEWINGS:

Strictly by prior appointment with sole letting agent.

CONTACT: Stephen Talbot 045 433550
stephen@jordancs.ie



Edward Street, Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2021. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007521 © Government of Ireland.