

TENANTS NOT AFFECTED



PRIME INVESTMENT PROPERTY IN CENTRAL LOCATION

Henry Street, Newbridge, Co. Kildare W12 XT38

AMV: € 200,000

BER B3



PSRA Reg. No. 001536

Henry Street, Newbridge, Co. Kildare W12 XT38

FEATURES:

- * Mixed use investment currently generating €15,360 p.a.
- * Potential to increase the rental income.
- * Excellent Town Centre Mixed Use investment.
- * Close to Whitewater Shopping Centre, Courtyard Shopping Centre and multi-storey carpark
- * Retail Unit: c. 64 sq.m. with open plan accommodation, rear canteen, toilet & storage
- * Apartment: c. 60 sq.m. of accommodation with uPVC double glazing with rear patio area
- * Gas fired central heating in both units
- * CCTV in Hairdressers

DESCRIPTION:

Retail Unit: The retail unit is located on the corner of Henry Street and the entrance to Henry Street Business Park. It is a regular shaped unit with approximately 4.3 metres frontage. The net internal usable space measures approximately 64 sq.m., which includes tiled floor, recessed lighting, rear storage area and staff kitchen area.

Apartment: The property comprises a duplex apartment providing a net internal area of approximately 60 sq.m. of residential accommodation. The ground floor consists of an open plan kitchen and living area, the first floor consists of a bathroom and 2 bedrooms. All windows in the apartment are double glazed uPVC.

ACCOMMODATION:

Kitchen/Living/Dining: Ground & eye level presses, tiled backsplash, timber flooring, breakfast island.

Shower Room: 1.8m x 1.62m with linoleum flooring, shower, w.h.b. and w.c.

Bed 1: 3.4m x 3.23m with carpet flooring, built-in storage.

Bed 2: 2.47m x 3.06m with timber flooring.

ZONING:

The properties are situated in an area zoned for "Town Centre" purposes under the current Newbridge Local Area Plan 2013-2019.

LOCATION:

Situated in a prominent position only 100 metres to the Main Street and a short walk from the Whitewater Shopping Centre with 75 retail outlets, food court and cinema. This area is within the commercial centre of Newbridge with such retailers as Penneys, TK Maxx, Michael Murphy, Banks, Post Office all within close proximity.

Bus route is available from the Main Street and c. 900 metres from the Train Station providing direct access to the City Centre.

TENANCIES:

The apartment is let on a 5 year lease from September 2020 at €6,840 per annum.

The retail unit is let on an informal basis at €8,520 per annum.

SERVICES:

We understand water, mains drainage, electricity and gas are available to the properties.

RATES:

c. €2,814 per annum (Paid by the tenant)

BER:

Hairdressers - B3 (800896706)

Apartment - D2 (115987638)

CONTACT:

Stephen Talbot

M: 085 7218265 T: 045-433550

E: stephen@jordancs.ie

VIEWING:

* Strictly By Appointment with Agent *



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