



**MID TERRACED GROUND FLOOR RETAIL UNIT C. 864 SQ.FT.**

**Henry Street, Newbridge, Co. Kildare W12 TR59**

**PRICE: € 12,000 PER ANNUM**



**PSRA Reg. No. 001536**

## TO LET

### Henry Street, Newbridge, Co. Kildare

---

#### FEATURES:

- \* Suit a Variety of Uses
- \* Close to Whitewater Shopping Centre, Courtyard Shopping Centre and multi-storey carpark
- \* c. 864 sq.ft. (c. 80.27 sq.ft.) with large display window
- \* 100m walk to Post Office, Banks and Penneys

#### DESCRIPTION:

Mid terraced ground floor retail unit containing c. 864 sq.ft. (c. 80.26 sq.m.) of open plan retail space, large display window, toilet facilities, kitchen, boiler and rear access for storage bins. The property was previously used as an interior design shop but would suit a number of uses to include barbers, hairdressers, beauty salon or coffee shop.

#### 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.

#### ACCOMMODATION: (GIA – approx.)

	SQ.M.	SQ.FT.
Ground Floor		
<b>Total</b>	<b>80.27</b>	<b>864</b>

#### ZONING:

The property is zoned “Town Centre” within the Newbridge Local Area Plan 2013 – 2019.

#### SERVICES:

We understand that mains water, mains drainage and electricity are available to the premises.

#### RATES:

c. €2,163 per annum

#### RENT:

€15,000 per annum

#### BER:

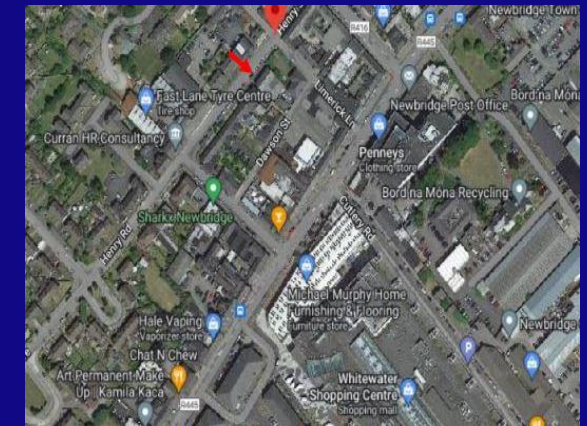
D1

#### CONTACT:

Stephen Talbot  
M: 085 7218265 T: 045-433550  
E: [stephen@jordancs.ie](mailto:stephen@jordancs.ie)

#### VIEWING:

\* Strictly By Appointment with Agent \*



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 2022. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007522 © Government of Ireland.