

TENANT NOT AFFECTED



PRIME RETAIL INVESTMENT

RETAIL UNIT,
CUTLERY ROAD,
NEWBRIDGE, CO. KILDARE

FOR SALE

HIGH PROFILE RETAIL UNIT
C. 970 sq.ft/c.90.11 sq. m.



PSRA Reg No. 001536

FOR SALE

RETAIL UNIT, CUTLERY ROAD, NEWBRIDGE, CO. KILDARE

FEATURES:

- Currently generating a rent of €15,000 per annum.
- Potential to increase rental income.
- High profile Town Centre location.
- Retail Unit C. 970 sq. ft. (c.90.11 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.

LOCATION:

The subject property is situated in a high profile position on Cutlery Road opposite 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: F **BER NO:** 800885824

DESCRIPTION:

The premises comprise a mid-terraced lock up retail unit in very good condition extending to 970 sq.ft. (90.11 sq.m.).

Internally, the ground floor (652 sq.ft.) provides open plan retail area to the front, 2 changing rooms, canteen and toilet to the rear on the ground floor with open plan storage space upstairs (318 sq.ft.).

OUTSIDE:

There is on street paid parking available on the street, car parking in Whitewater Shopping Centre 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)

TENANCY:

The property is let on an informal basis to Noah's Ark at €15,000 per annum. Potential to increase rental income & put a lease in place.

QUOTING PRICE:

€175,000 excl. VAT (if applicable).

VIEWINGS:

Strictly by prior appointment with sole selling agent.

CONTACT: Stephen Talbot 045 433550
stephen@jordancs.ie



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

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