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**FORMER MACHINERY GARAGE &
WORKSHOP ON C.0.44 ACRES.**

STEPHENSTOWN NORTH, TWO MILE
HOUSE, NAAS, CO. KILDARE.
W91 R127.

Guide Price: €250,000

**FOR SALE BY PUBLIC AUCTION
WEDNESDAY 26TH OCTOBER 2022
@ 3PM IN THE KEADEEN HOTEL,
NEWBRIDGE, CO. KILDARE
(Unless Previously Sold)**



PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION

FORMER MACHINERY GARAGE & WORKSHOP ON 0.44 ACRES, STEPHENSTOWN NORTH, TWO MILE HOUSE, NAAS, CO. KILDARE W91 R127.

LOCATION:

We are delighted to present to the market this well renowned and landmark property which has considerable potential and benefits from an established commercial use which traded since 1982.

Set in a highly desirable location midway between Naas & Kilcullen (both c. 6km) with direct frontage onto the R448 (old Dublin Road) of over 20 meters. The property benefits from easy accessibility to the M7 Motorway and the M9 Motorway.

DESCRIPTION:

The entire comprises an enclosed workshop of circa 192 sq.m (2,066 sq.ft) with concrete floor, sliding doors, office and store (partitioned). There are 15ft eaves and lighting with a mains water supply.

Outside there is a fully secure palisade fence with gravel-based yard, outside light and secure gates.

SERVICES:

ESB & mains water.

TITLE:

Freehold (part of folio KE920F).

GUIDE PRICE:

€250,000

BER:



Number: 800865883

SELLING FEATURES:

- Potential for re – establishment of former commercial use or similar.
- Great location accessible to Naas, Kilcullen and both the M7 & M9 Motorways.
- Enclosed site with hardcore base and secure workshop.
- Frontage & profile onto the R448 (old Dublin Road).

AUCTION:

Public Auction on Wednesday 26th October 2022 at 3pm in the Keadeen Hotel, Newbridge, Co. Kildare. Purchaser to sign contracts on day of sale and pay a 10% non – refundable deposit.

SOLICITOR:

Joynt & Crawford, Dublin 2. Contact - Maeve Gleeson (01) 6770335.

CONTACT:

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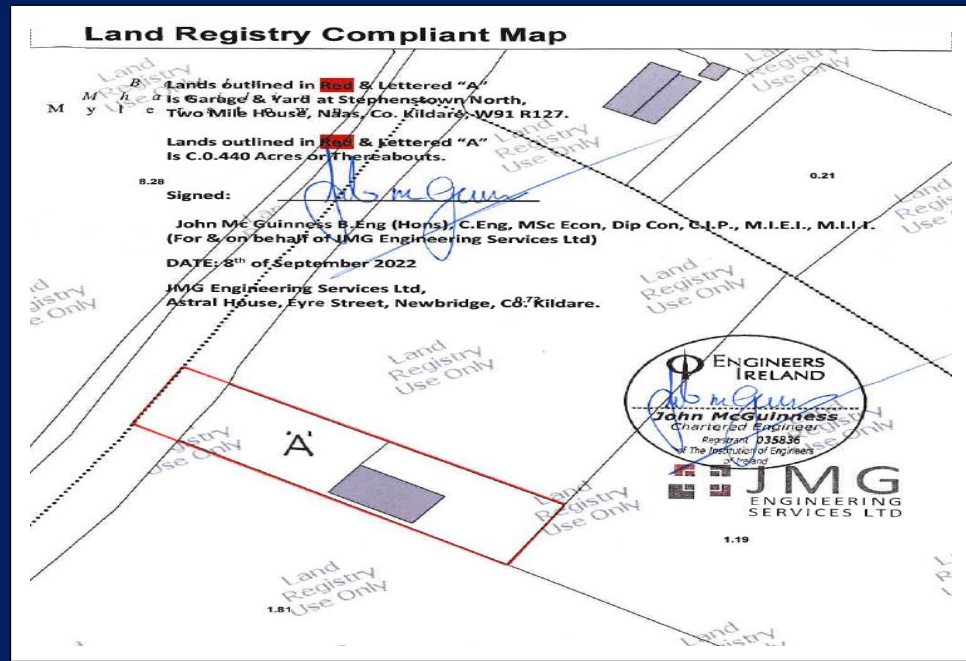
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**VIEWING STRICTLY BY
APPOINTMENT
WITH SOLE SELLING AGENTS**





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