



UNIT 8 BALLYMANY SHOPPING CENTRE,  
NEWBRIDGE, CO. KILDARE

Circa c. 1,600 sq.ft/c.148.6 sq. m.

SUPERB RETAIL PREMISES

QUOTING RENT: €25,000



PSRA Reg No. 001536

## FOR RENT

### UNIT 8, BALLYMANY SHOPPING CENTRE

#### FEATURES:

- High profile location in popular Neighbourhood Scheme.
- C.1,600 sq. ft. (c.148.6 sq. m.).
- Open plan accommodation.
- Adjacent to Keadeen Hotel, Stevenson's Home Decor, SPAR and Michael McLoughlin's Oil & Petrol Filling Station.
- Suit a variety of uses.
- On site car parking.

#### LOCATION:

Unit 8 Ballymany Shopping Centre is situated in a high profile position within Ballymany Shopping Centre, a small Neighbourhood Scheme located on the edge of Newbridge Town Centre adjacent to such occupiers as Stevenson's Home Decor, Keadeen Hotel, McLoughlin's Oil & Petrol Filling Station, SPAR, Canning's Pharmacy and Central Grill Take Away.

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:

BER Rating: C1  
BER No: 800680662

#### DESCRIPTION:

The premises comprises a mid terraced lock up retail unit containing c.1,600 sq. ft. (c.148.6 sq. m.) over the ground floor.

Internally, the property provides open plan accommodation to the front with a staff canteen and w.c. located to the rear of the property.

#### OUTSIDE:

There is a communal tarmac surfaced yard for car parking and a circulation area is provided to the front of the building.

#### SERVICES:

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

#### ZONING:

The property is zoned "Neighbourhood Centre" within the Newbridge Local Area Plan 2013 – 2019.

**RATES:** Approx. €3,496.27 per annum.

**MANAGEMENT FEE:** Approx. €2,000 per annum.

**QUOTING RENT:** €25,000 per annum

#### VIEWINGS:

Strictly by prior appointment with sole selling agents.

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