



For Sale By Private Treaty

# INVESTMENT PROPERTY

33b North Main Street, Naas, Kildare, W91 TA48

*(TENANT NOT AFFECTED)*

 (01) 490 3201  
 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION

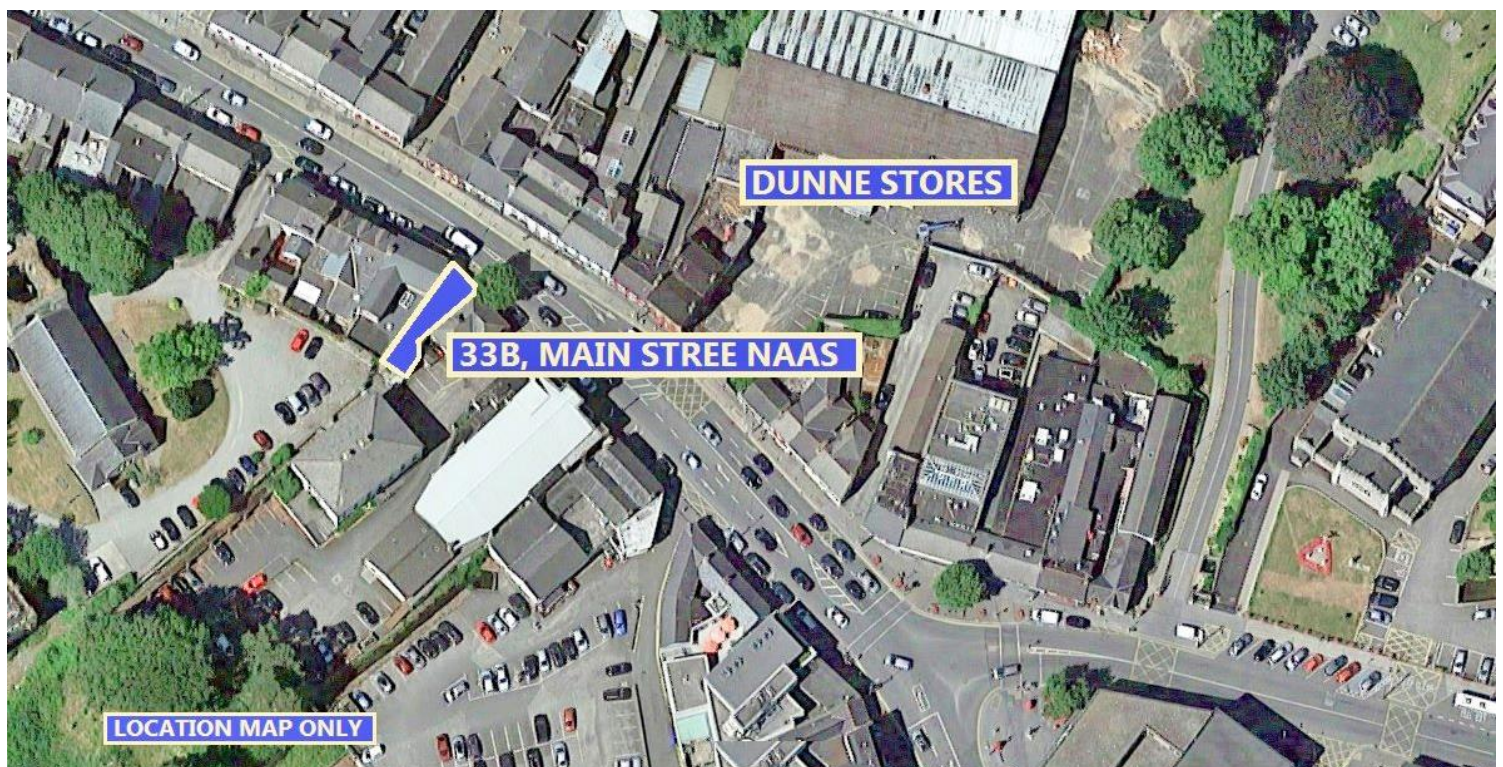
This high profile investment property is situated in Naas, the administrative capital of Co. Kildare, surrounded by occupiers that include AIB, Ulster Bank & Naas Courthouse, and is positioned fronting the Main Street. Located in the Greater Dublin Region, the town has witnessed a dramatic increase in population over the past number of years expanding to approximately 25,000, and serves as an important commercial and services centre for the county.

The town is also situated on a national transportation corridor and is serviced by the M7/M9 arterial route, linking it to major urban centres including Dublin, Limerick, Cork & Waterford.

**NEWBRIDGE (North East): 15km DUBLIN CITY CENTRE (South West): 43km**

### DESCRIPTION:

This is an excellent opportunity to acquire a High Profile Modern Investment Property, which is currently rented on a FRI lease at a net rent of €25,000 Per Annum to Brownes Menswear. The property extends to c. 115 sq. m./ 1,241 sq. ft and is comprised of on the ground floor level (shop and stores) c.74 sq.m, with a further c. 42 sq. m on the first floor (shop and fitting rooms.) This property is in superb condition and has a rear goods entrance.



## **ACCOMMODATION:**

**Ground Floor**

c. 74 sq.m

Shop, Office, W.C. & Store

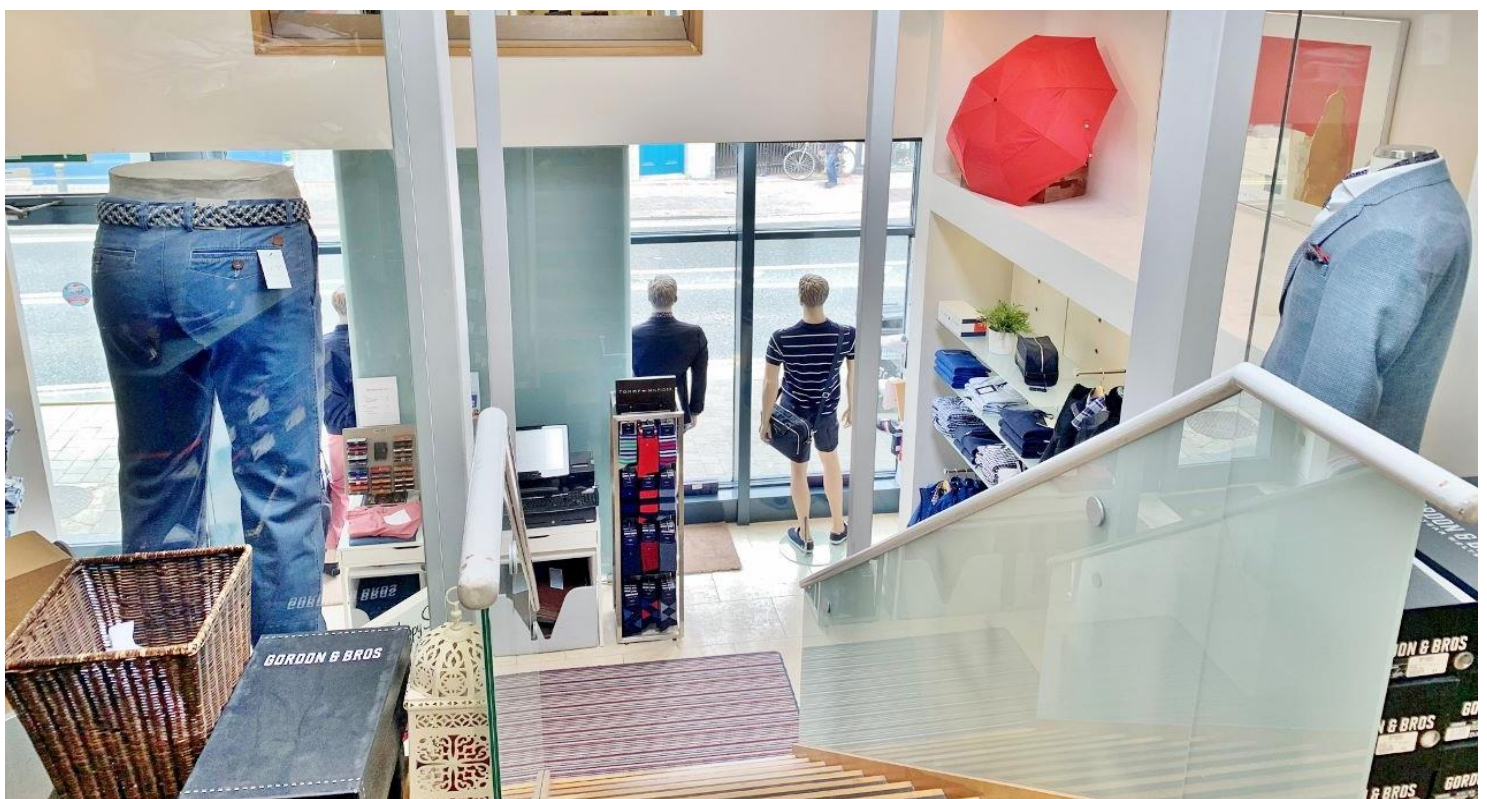
**First Floor**

c. 41 sq.m

Shop, Fitting Rooms, Stairwell

## **LEASE TERMS:**

The property is let on a 10 year FRI lease from the 1st January 2019 with a 5 year rent review clause at an initial rent of €25,000.





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C2 (800697583)**

**PRICE REGION:**

**€365,000**



**JP&M**  
**DOYLE**

Established. 1952

**105 Terenure Road East, Dublin 6, D06 XD29.**

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**PSRA Licence: 002264**

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