



### 3 RETAIL UNITS ON MAIN STREET

MOOREFIELD ROAD, NEWBRIDGE,  
CO. KILDARE  
(Tenants not Affected)

**Guide Price: €400,000**

**FOR SALE BY PRIVATE  
TREATY  
EXCELLENT TOWN CENTRE  
LOCATION**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

3 RETAIL UNITS, MOOREFIELD ROAD,  
NEWBRIDGE, CO. KILDARE

### FEATURES:

- High Profile Position on Main Street
- Located Opposite the Whitewater Shopping Centre, Courtyard Shopping Centre and Multi-Storey Carpark
- Excellent pedestrian footfall
- Fully fitted retail units
- Entire currently generating €40,800 income
- Large display windows

### DESCRIPTION:

The property comprises a terrace of 3 single storey retail units providing open plan retail accommodation with pedestrian access to stores at rear.

### LOCATION:

Situated in a high profile prominent position opposite the Whitewater and Courtyard Shopping Centres, Michael Murphys Furniture and Multi-Storey Carpark. Excellent passing pedestrian footfall between Dunnes Stores and Penneys on the main shopping area in Newbridge. Other prominent occupiers include Specsavers, EBS, Credit Union, Vodafone, 02, Vanity Fair, Pharmacies, Banks, etc.

Newbridge is a large provincial town only c. 43 km south west of Dublin just off the M7 Motorway, accessed via Junction 10 or 12 with bus route and commuter train service direct to City Centre. Local Employers include Oral B, Bord na Mona, Pfizer Pharmaceutical, Lily O'Briens Chocolates, Blookstock Industry and Department of Defence.

**SOLICITOR:** Reidy Stafford, Newbridge, Co. Kildare –  
Ref: Tom Stafford 045-432188

## ACCOMMODATION:

Unit		Use	Sq.M.	Sq.Ft.	Rent p.a.
1	Retail	Gadget Care	86.8	935	€12,000
	Storage		45.5	490	
2	Retail	Hale Vape	85	917	€14,400
	Storage		42.2	454	
3	Retail	Kings Cuts	80.77	870	€14,400
	Storage		42.3	455	

### LEASE TERMS:

<b>UNIT 1:</b>	Gadget Care – let on an oral agreement for 4 years 9 mths from 01/12/2017 paying €1,000 per month or €12,000 per annum.
<b>UNIT 2:</b>	Hale Vape Shop – let on 4 years 9 mths from 01/12/2017 paying €1,200 per month or €14,400 per annum.
<b>UNIT 3:</b>	Kings Cut – let on 4 years 9 mths from 01/10/2016 paying €1,200 per month or €14,400 per annum. Deed of Renunciation of rights signed by tenant.

### TITLE:

We understand is Leasehold under a 99 year lease from 1938 at a nominal rent.

### RATES:

Unit 1: €5,053.50 per annum  
Unit 2: €4,604.30 per annum  
Unit 3: €3,735.10 per annum

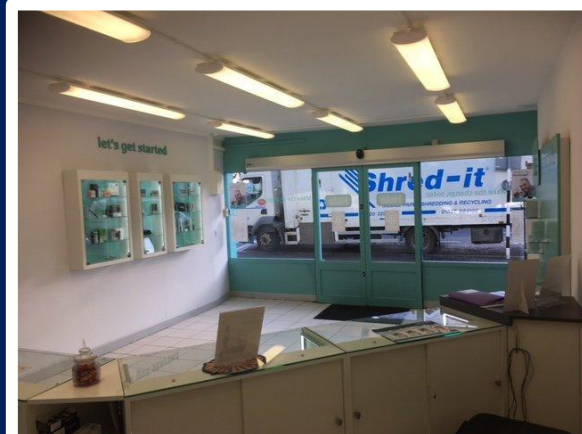
### BER:

C2 (800075657)  
E1 (800053852)  
C2 (800075640)

### CONTACT:

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# JORDAN

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