

**FOR SALE BY PRIVATE TREATY (Tenants Not Affected)**



**PRIME INVESTMENT PROPERTY**

**TOWN CENTRE LOCATION**

**PRODUCING A CURRENT RENT OF €33,600 p.a (plus VAT)**

**POTENTIAL INCREASE IN RENTAL INCOME OVER THE NEXT FEW YEARS**

**HENRY STREET**

**NEWBRIDGE**

**CO. KILDARE**

## LOCATION

The subject property occupies a high profile corner location on Henry Street, in the centre of Town parallel to Main Street. The property is within easy walking distance of Main Street and all the major occupiers in the town including the Main Banks, Whitewater Shopping Centre (Debenhams, Marks & Spencer, Boots, Easons), Post Office and Penneys. The immediate surrounding area is predominantly commercial in nature with a mix of retail and office use. Newbridge is a large provincial town only 43 km from Dublin with direct motorway and rail access (30 minutes). The town has experienced rapid growth in terms of both residential and commercial development in recent years and is an important service centre for Co. Kildare, on one of the busiest traffic corridors in the country. Existing employers in the area include Pfizer Ireland, Bord na Mona, Oral-B, The Defence Forces, and the Racing and Breeding Industry.

## DESCRIPTION

The property comprises a two storey detached building providing two lock up ground floor retail units with own door offices overhead. The two retail units are fully fitted out in accordance with their use as a flower shop and a café. The first floor offices provide 5 partition offices, a large open plan office, kitchen/canteen, and bathroom with large external balcony to the rear. Outside, there is a rear yard which allows for the storage of bins

## ACCOMMODATION: (NIA)

	Sq.m.	Sq.ft.
Unit 1 & 2:	106	1,140
Unit 3:	55	592
First Floor:	122.5	1,318

## TITLE:

Freehold (assumed).

## SERVICES:

All mains services connected or available to each property.

## TENANCY:

**Unit 1 & 2:** The café is let on a 4 year 9 month lease From the 1<sup>st</sup> February 2017 at a current passing rent of €15,000 p.a. rising to €16,500 for Year 2, €18,000 for Year 3, €19,000 for Year 4 and €20,000 thereafter.

**Unit 3:** This unit is let on a 4 year 9 month lease From the 6<sup>th</sup> June 2017 at a current passing rent of €9,600 p.a. rising to €10,200 for Year 2, €10,800 for the balance of the term from June 2019.

**Unit F3:** The property is let on a 1 year lease from 1<sup>st</sup> October 2016 with an option to extend at a passing rent of €9,000 per annum.

## ZONING:

Zoned "Town Centre" under the Newbridge Local Area Plan 2013 – 2019.

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## BER CERTIFICATION:

BER Ratings: D1 – E2  
(BER Certificates available on request)

## RATES:

On Application

## GUIDE PRICE:

€350,000 (excl. VAT)

## VIEWING:

Strictly by appointment with sole selling agents.

## CONTACT:

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