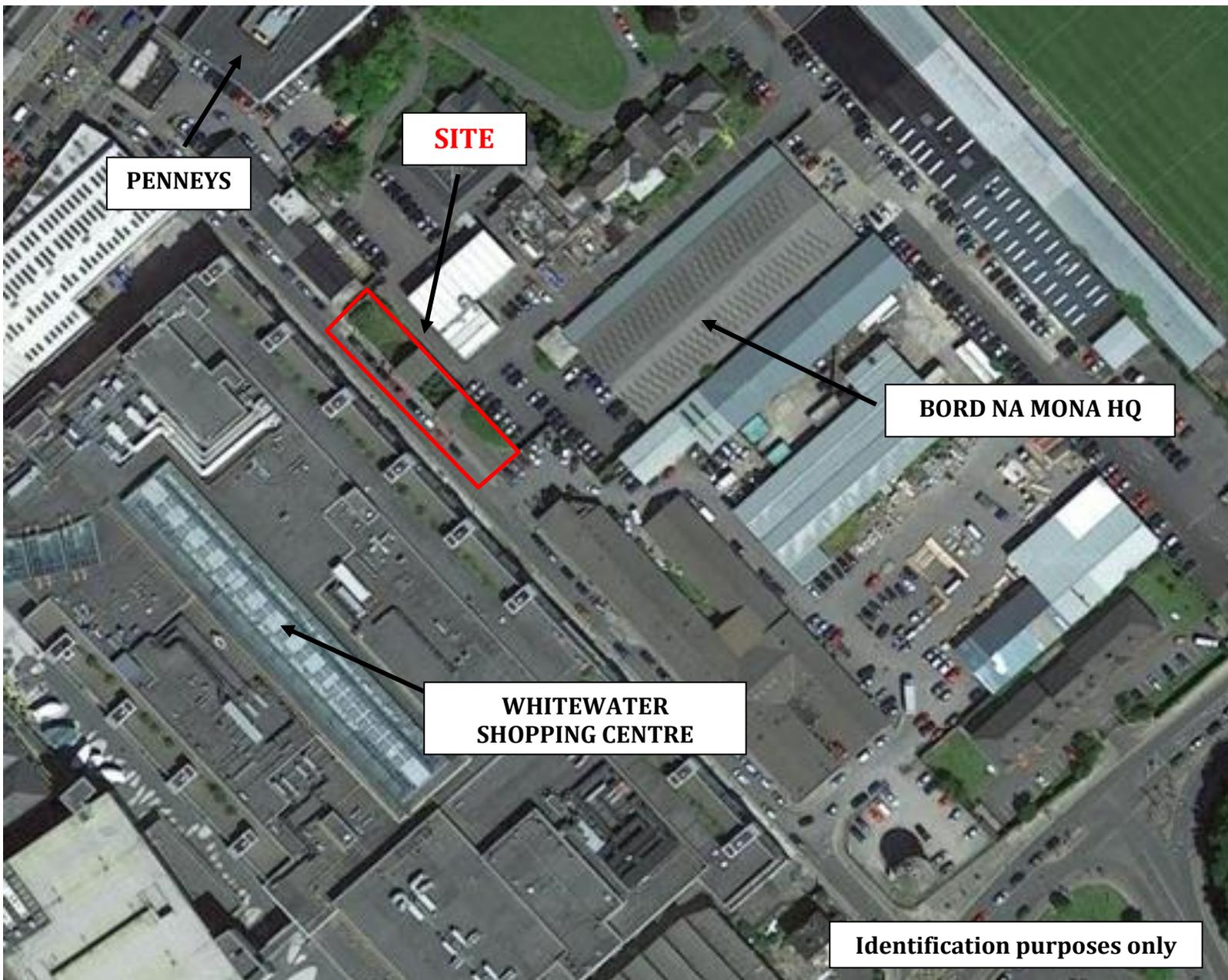


FOR SALE BY PUBLIC AUCTION



**STRATEGIC COMMERCIAL DEVELOPMENT SITE
OPPOSITE WHITEWATER S.C. IN NEWBRIDGE TOWN CENTRE**

**CUTLERY ROAD,
NEWBRIDGE,
CO. KILDARE.**

GUIDE PRICE: €200,000

**PUBLIC AUCTION
WEDNESDAY 26TH JULY 2017
@ 3.00 PM IN KEADEEN
HOTEL, NEWBRIDGE (ups)**

STRATEGIC COMMERCIAL DEVELOPMENT SITE – IDEAL FOR BUILDERS/ DEVELOPERS

LOCATION:

The property occupies a high profile position on Cutlery Road in Newbridge Town Centre. Situated only 100 metres from the Main Street with banks, post office & Penneys on your doorstep. The Whitewater Shopping Centre with 60 retail outlets, foodcourt and cinema including Debenhams, Marks & Spencers, Boots, Easons is opposite the subject site and also access to the multi storey car park. The immediate surrounding area is predominantly commercial in nature with a mix of retail and office use.

DESCRIPTION:

The property comprises a commercial development site of 0.09 Ha (0.22 acres) with c. 57.6 metres of frontage onto Cutlery Road. On the site there is a derelict detached single storey building. The property offers obvious commercial redevelopment potential given its location (stp).



PLANNING:

The lands are Zoned “Town Centre” under the Newbridge Local Area Plan 2013 – 2019.

SERVICES:

Potential purchaser to investigate the availability of Services with Kildare County Council.

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Naas,

Co. Kildare.

PUBLIC AUCTION

WEDNESDAY 26TH JULY 2017 @ 3.00 PM

IN KEADEEN HOTEL, NEWBRIDGE

(unless previously sold)

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