



JP&M
DOYLE

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

FOR SALE

**OFFICE BUILDING/ DEVELOPMENT SITE,
BUCKLEY'S LANE,
LEIXLIP,**



**CO. KILDARE,
W23 F5D3.**

jpmdoyle.ie

(01) 490 3201

LOCATION:

Situated just off Main Street, Leixlip on Buckley's Lane close to all amenities. Leixlip village is located on a host of transport routes and only 17km west of Dublin City Centre. Dublin Bus also runs through the village and both Louisa Bridge and Confey train stations are close by. The M4 and M50 motorways allow easy access to the city and Dublin Airport. Celbridge, Maynooth and Lucan are all within striking distance providing easy access to City Centre and surrounding areas.



DESCRIPTION:

Attractive single storey property extending to 97 sq. m/ 1,044 sq. ft located in the heart of Leixlip Village. Laid out with three separate entrances, outdoor yard, four offices and a large store room. This offers an ideal development opportunity (subject to full planning permission).





VIEWING: By Appointment Only

PRICE REGION: €290,000

BER RATING: D2 (800596470)



JP&M
DOYLE

Established. 1952

105 Terenure Road East, Dublin 6, D06 XD29.

t: (01) 490 3201

f: (01) 490 7292

e: enquiries@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:
(1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.

(2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.