



**C. 563 SQ.FT. (52.3 SQ.M.) SHOP UNIT**

**HENRY STREET, NEWBRIDGE, CO. KILDARE,  
W12HH79**

**RENT: €12,000 per annum**

**TO LET**

**SUIT A VARIETY OF USES**



PSRA Reg No. 001536

## TO LET

HENRY STREET, NEWBRIDGE, CO. KILDARE

### FEATURES:

- Suit a Variety of Uses.
- Only 100m from Edward Street.
- Close to Whitewater Shopping Centre, Courtyard Shopping Centre and Multi-Storey Carpark.
- C. 563 sq.ft. with large display window.
- Short walk to Post Office, Banks and Penneys.

### LOCATION:

Situated in a prominent position only 100 metres to Edward Street on Henry Street and three minutes walk from the Whitewater Shopping Centre with 75 retail outlets, food court and cinema. This area is the commercial centre of Newbridge with such retailers as Penneys, TK Maxx, Michael Murphy, Banks, Post Office and Kavanaghs all within close proximity.

Bus route is available from Main Street and c. 900 metres from the Train Station providing direct access to the City.

Easy access of Dunnes Stores, Tesco, Lidl, Newbridge Silverware and Supervalu.

### DESCRIPTION:

The shop unit contains c. 563 sq.ft. (c. 52.3 sq.m.) with a large display window, rear toilet and storage area/canteen.

The property is divided into 4 rooms and would suit a number of uses to include barbers, hairdressers, beauty salon or small coffee shop.

### SERVICES:

We understand that mains water, mains drainage and electricity are available to the premises.

### ZONING:

The property is zoned “Town Centre” within the Newbridge Local Area Plan 2013 – 2019.

**RATES:** c. €1,929 per annum

**RENT:** €12,000 per annum

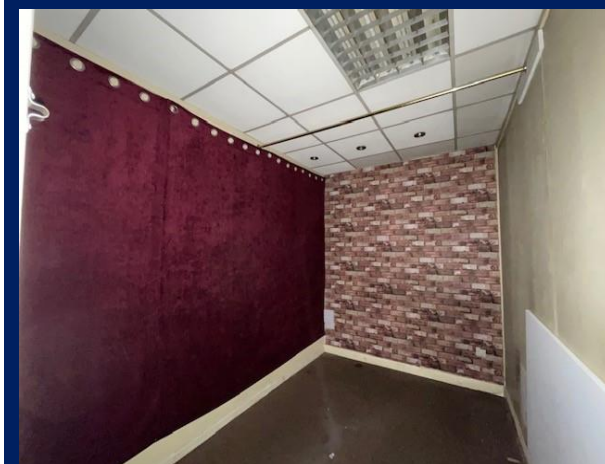
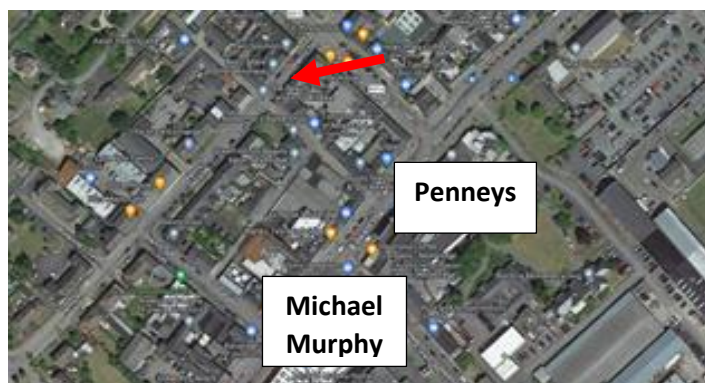
**BER:** N/A

### VIEWINGS:

**VIEWING STRICTLY BY APPOINTMENT**

### CONTACT:

Stephen Talbot 045 433550  
[stephen@jordancs.ie](mailto:stephen@jordancs.ie)



**JORDAN** 

**Edward Street, Newbridge,  
Co. Kildare.**

**T: 045-433550**

**[www.jordancs.ie](http://www.jordancs.ie)**

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2023. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007523 © Government of Ireland.