

To Let

Town Centre Retail Unit



**Unit 10 Friary Business Park
Friary Road
Naas
Co. Kildare
W91 FRW0**

- Excellent Passing Footfall
- Town Centre Location
- Ideal Starter Unit

Accommodation

Description	Sq. m. (Sq. ft.)
Ground Floor	35 sq. m. (377 sq. ft.)
First Floor Room 1	13 sq. m. (140 sq. ft.)
First Floor Room 2	4 sq. m. (43 sq. ft.)
Storage / Ancillary	9 sq. m. (97 sq. ft.)
Total	61 sq. m. (657 sq. ft.)



Rates & Services

Rateable Valuation	Annual Service Charge	BER
€10,870	N/A	BER B2

Rent

On Application

Viewing

By appointment only

Location

Naas is the administrative capital of County Kildare. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. The town is situated on a national transportation corridor and is serviced by the M7/M9 arterial route linking major urban centres including Dublin, Limerick, Cork & Waterford. Naas Town centre has developed as a prime retail location within Kildare County and has attracted many high street retailers including Boots, Meadows & Byrne, Eddie Rockets & Costa Coffee. The subject property occupies a prime position on Friary Road, Just off Main Street.

Description

The subject property comprises a high-profile retail unit situated just off Main Street at Friary Road. The unit enjoys excellent footfall with neighbouring occupiers including In Focus Opticians, VDC @ Home and Barker & Jones. This unit extends to c 61 sq. m (657 sq. ft.) laid out as retail at ground floor level with two rooms as well as storage space and toilets at first floor level. The property benefits from tiled floors and a suspended ceiling with recessed light fittings.

Parking is also available to the rear.

For further information contact:

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