

# To Let

## Retail Unit



### Unit 3, Hillcrest, Kilcullen, R56 DK53


- Retail unit extending 80 sqm / 861 sqft
- High standard fit out
- Prominent Location
- Security and fire alarm
- Car Parking

## Accommodation

Description	Sqm / Sqft
Retail Area	73.5 / 791
Back Area	6.5 / 70
<b>Total</b>	<b>861 sqft (80 sqm)</b>



## Rates & Services

Rateable Valuation	Annual Service Charge	BER
N/A	N/A	



## Quoting Rent

On Application

## Viewing

By appointment only

## Location

Kilcullen is an expanding town situated on the M9 national transportation corridor. Situated some 30km from Dublin city centre and some 8km from Naas, the town has experienced substantial growth in recent years with a number of both residential and commercial developments having been completed. Kilcullen is a commuter town to Dublin City and with the continued upgrading of the M7/M9 Motorway access to Dublin City, Cork Limerick and the national motorway network has enhanced the appeal of the location for business. The town is well serviced by all amenities and by public transport with frequent bus services to Dublin City and other national cities along with connections to Newbridge Railway Station. Hillcrest is located on the Naas Road in Kilcullen within the town centre. The development was constructed in 2006 and current occupiers include Centra, Burke's Pharmacy and East Garden Chinese Restaurant.

## Description

The subject property occupies a prominent position along the parade and comprises a ground floor retail unit extending to 80 sq m (861 sq ft). The property has been fitted out to a high standard that includes timber floors, shelving, recessed light fittings and an abundance of power outlets including floor outlets. In addition the unit also boasts toilet and kitchen facilities along with a comms connector. Fob security control and burglar and fire alarms are also installed. The property is accessible both from the front and rear, with generous car parking available to the rear of the premises.

## For further information contact:

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