

FOR SALE (by Private Treaty)



**MIXED USE INVESTMENT PROPERTY
(2 STOREY OFFICE BUILDING, 2 NO. RETAIL UNITS & 2 NO. 2 BED
APARTMENTS)**

**CHARLOTTE STREET
NEWBRIDGE
CO. KILDARE**

LOCATION

The subject property occupies a high profile corner location on Charlotte Street and Eyre Street, in the centre of Town parallel to Main Street. The property is within easy walking distance of Main Street and all major occupiers in the town including all the Main Banks, the Whitewater Shopping Centre (Debenhams, Marks & Spencer, Boots, Easons), the Post Office and Penneys. The immediate surrounding area is predominantly commercial in nature with a mix of retail and office use.

DESCRIPTION

The property comprises a mixed use two storey building consisting of a two storey office building, two ground floor lock up retail units and 2 own door two bedroom apartments overheads together with rear car park. The office accommodation currently vacant and in poor condition, mainly provides 4 offices, toilet and disabled toilet on the ground floor and 3 offices and a canteen on the first floor. The two ground floor retail unit's currently vacant both provide open plan retail space to the front and rear w.c. and storage. The apartments which are currently let, are fully fitted out with each providing 2 bedrooms, open plan kitchen/livingroom, bathroom and entrance hall. The apartments are own door with electric storage heating. Outside, there is a rear yard which allows for the storage of bins and 4 car parking spaces.

ACCOMMODATION: (GIA)

	Sq.m.	Sq.ft.
Office Building:	203.44	2,190
Retail Unit No. 1	36.50	393
Retail Unit No. 2	40.50	436
Apt. No. 3	54.12	583
Apt. No. 4	54.12	583

QUOTING PRICE:

€400,000 (excl. VAT)

TITLE:

Freehold (assumed).

SERVICES:

All mains services connected or available.

TENANCY:

Office Building:	Vacant
Retail Unit No. 1:	Vacant
Retail Unit No. 2:	Vacant
Apt. No. 3:	Producing a rent of €9,600 p.a.
Apt. No. 4:	Vacant



BER CERTIFICATION:

BER Ratings: C2 – D1

(BER Certificates available on request)

VIEWING:

Strictly by appointment with sole selling agents.

CONTACT:

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