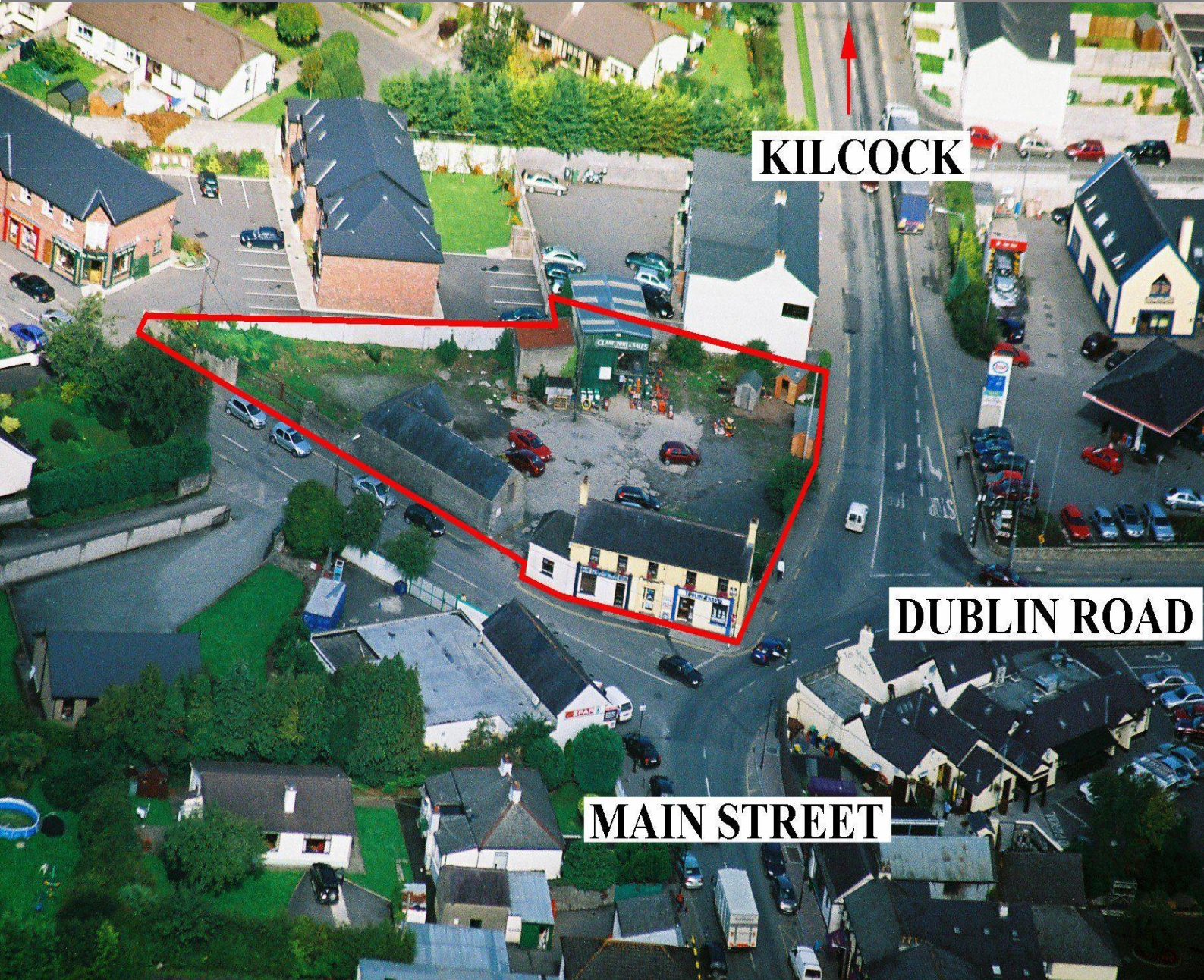


**FOR SALE BY PRIVATE TREATY (Tenants Not Affected)**



**KILCOCK**

**DUBLIN ROAD**

**MAIN STREET**

**PRIME INVESTMENT / DEVELOPMENT PROPERTY  
(Detached Commercial Building with Site Potential)**

**CLANE TOWN CENTRE  
CO. KILDARE**

**FOR SALE BY PRIVATE TREATY  
IN LOTS**

## LOCATION

The subject property occupies a high profile location at the junction of the Kilcock (R407) and Straffan (R403) road in the centre of Clane. With dual road frontage the entire is strategically positioned to take advantage of all passing traffic. The entire benefits from easy access to a range of locations with the M7 and M4 also within easy reach.

Clane itself has a population of over 7000 people having rapidly expanded in recent years. It provides for all the main services and facilities. It is close to a number of major employers and Business Parks which has driven its commuter based population.



## DESCRIPTION

The property comprises a two storey commercial building with single storey return in addition to a site to rear with a further industrial type building and infill site. The entire property extends to a total site area of approximately 0.17 hectares (0.42 acres). The building itself is in good condition throughout with a floor area of circa 213 sq.m (2293 sq.ft) and three existing tenants.



# SUPERB COMMERCIAL / DEVELOPMENT OPPORTUNITY

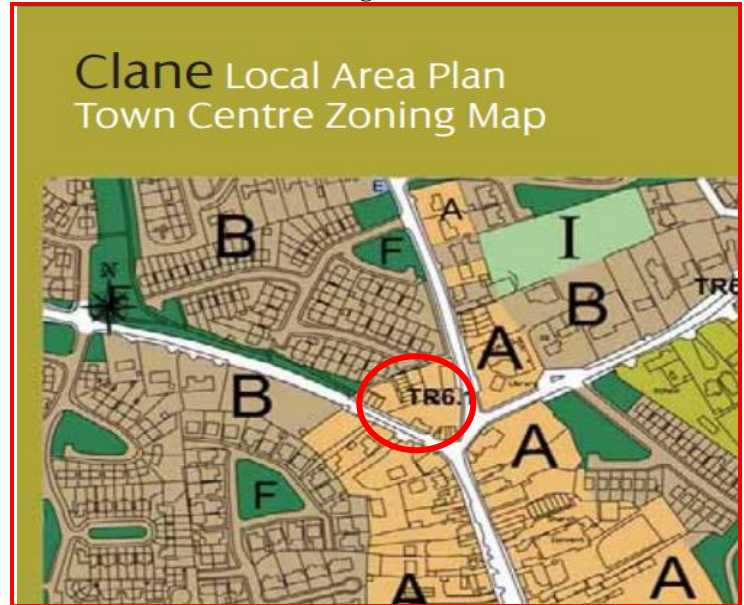
## PLANNING:

The entire is zoned Town Centre in the Clane Local Area Plan 2009. The existing stone barn in the yard is classified as a 'Protected Structure'. Planning Permission was granted on the site by Kildare County Council in 2011 (ref:10.596) and An Bord Pleanala (ref:237982) for 'the construction of a two storey mixed use building with four ground floor retail units totalling 251 sq.m and four first floor offices totalling 249 sq.m .....'. This Permission has expired but it shows a precedent for the development of the site.

Previous Site Plan for Planning Permission



Zoning extract



## TENANCY:

The two storey commercial unit has three tenants, Grogan & Co Solicitors, Hair Salon & Miss Elles Skin Care. In the yard there are two tenants, Tyre service centre and a Car Wash. We understand all tenants have been in occupation for in excess of 5 years on rolling yearly tenancies (further details on request) producing an overall rent roll of **€42,000** per annum which has potential to be increased.

## TITLE:

Freehold (assumed).

## SERVICES:

All mains services connected or available.

## BER CERTIFICATION:

**BER D2**

## CONTACT:

Clive Kavanagh

Email [clive@jordancs.ie](mailto:clive@jordancs.ie)

## GUIDE PRICES & LOTS:

<b>Lot 1:</b> 2 storey building	€325,000
<b>Lot 2:</b> Dev site - 0.36 acres	€325,000
<b>Lot 3:</b> Entire – 0.42 acres	€650,000

(Maps on request)

## SOLICITOR:

O'Reilly Timmins & Co, The Harbour, Kilcock,  
Co. Kildare (Contact: **Eddie Timmins**).

## Viewing by Appointment only

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