

For Sale By Private Treaty

Town centre bar / restaurant with duel frontage



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The Granary

Charlotte Street, Newbridge, Co. Kildare



## Property Characteristics

The Granary comprises a substantial landmark building providing a licensed premises and self contained restaurant extending to c. 404 sq. m / 4,389 sq. ft over two floors. The accommodation briefly comprises a traditional style public bar with hardwood flooring along with a separate self contained restaurant / function room at first floor level. The property is fitted and equipped to a high standard to include a catering kitchen with walk-in freezer as well as a central keg store and cold room with delivery access. The property is also fitted with air conditioning and CCTV. There is a partly covered smoking area to rear at first floor level.

## Situation & Location

Newbridge is situated some 38 kilometres from Dublin City Centre, 17 kilometres from Naas, and is one of the largest urban centres in the county. Located within the greater Dublin Region the town has witnessed a dramatic increase in the population over the past ten years and the general area serves as an important commercial and services centre for the county. The Granary occupies an excellent position within the centre of town close to Whitewater Shopping Centre. The property also benefits from frontage onto both Charlotte & Henry Street.

## Viewing

By appointment only.

## Price

On Application.



## Accommodation

Area	Sq. M	Sq. Ft
Ground Floor Bar	159.3	1,714
First Floor Restaurant	110.6	1,190
Ancillary	134.1	1,444
<b>Total</b>	<b>404</b>	<b>4,348</b>



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