

# Commercial

**Coonan**  
PROPERTY



## Retail Unit, Main Street, Clane, Co. Kildare W91 NT20

- Superbly located, high profile retail unit on the Main Street of Clane
- Measures approximately 496.08 sq.m. (5,340 sq.ft.) and is laid out over two floors
- Suitable for a range of potential uses
- Superb opportunity for any business with frontage to a bustling Main Street while also adjacent to the full range of amenities in the ever-expanding town of Clane

Approx. 496.08 sq.m.  
(5340 sq.ft.)

Guide Price  
**€450,000**

Private Treaty



# Description

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## Ground floor

Entry porch, large open plan retail area, w.c., office area

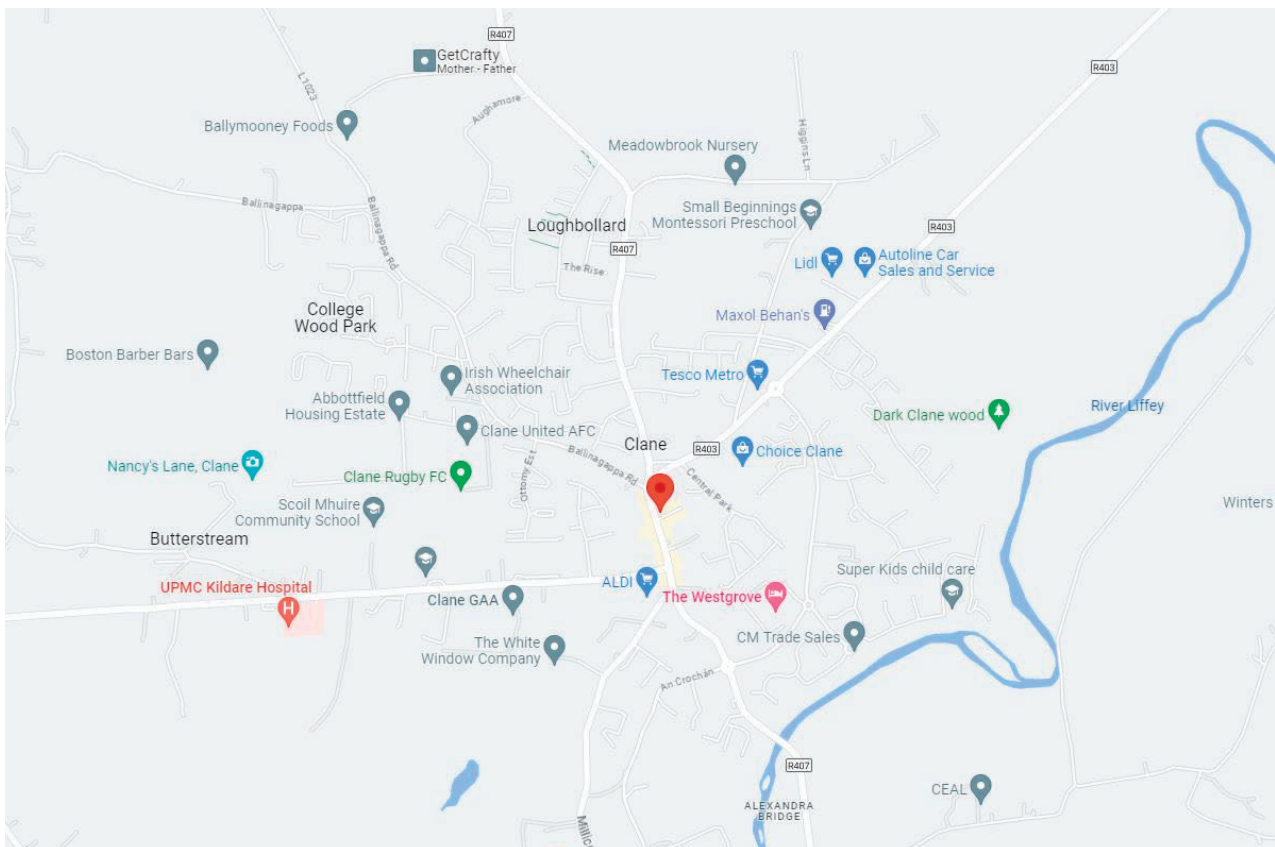
## First floor

Landing area, kitchenette, retail area

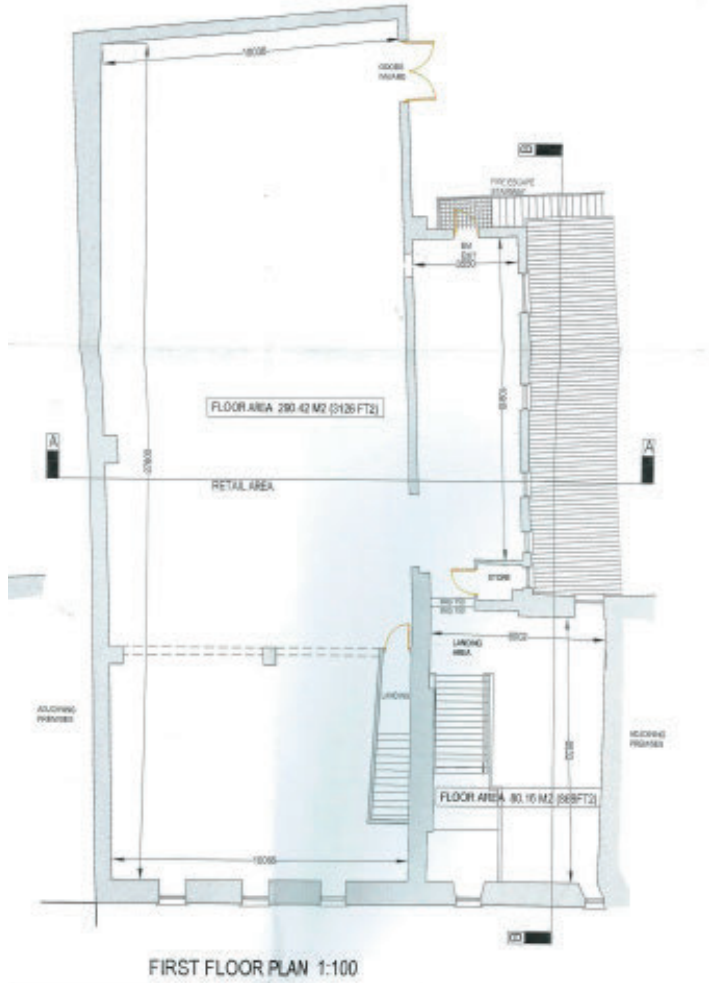
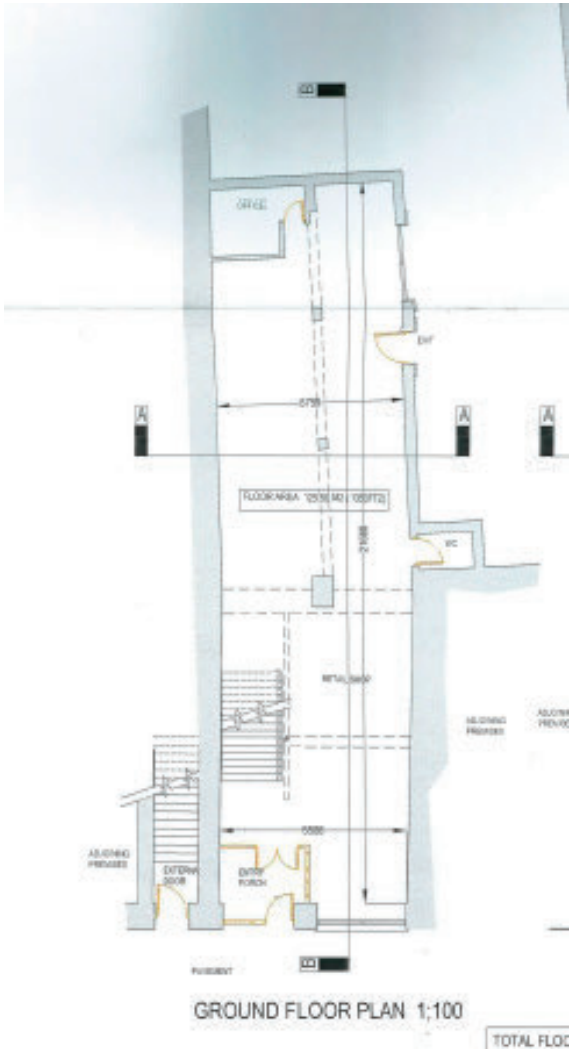


## Location

Clane is approx. 34km from Dublin city centre and is close to both the M4 and the M7 motorways and there is a number of bus services in the area. Clane has a bustling main street which is home to both local and national businesses. The town is also home to the Westgrove Hotel and large supermarkets including branches of Supervalu, Aldi, Tesco and Lidl. Clane has an ever-expanding population and is serviced by primary and national schools, sports clubs and a business park. Naas is only approx. 15 minutes away and the university town of Maynooth is approx. 20 minutes drive.



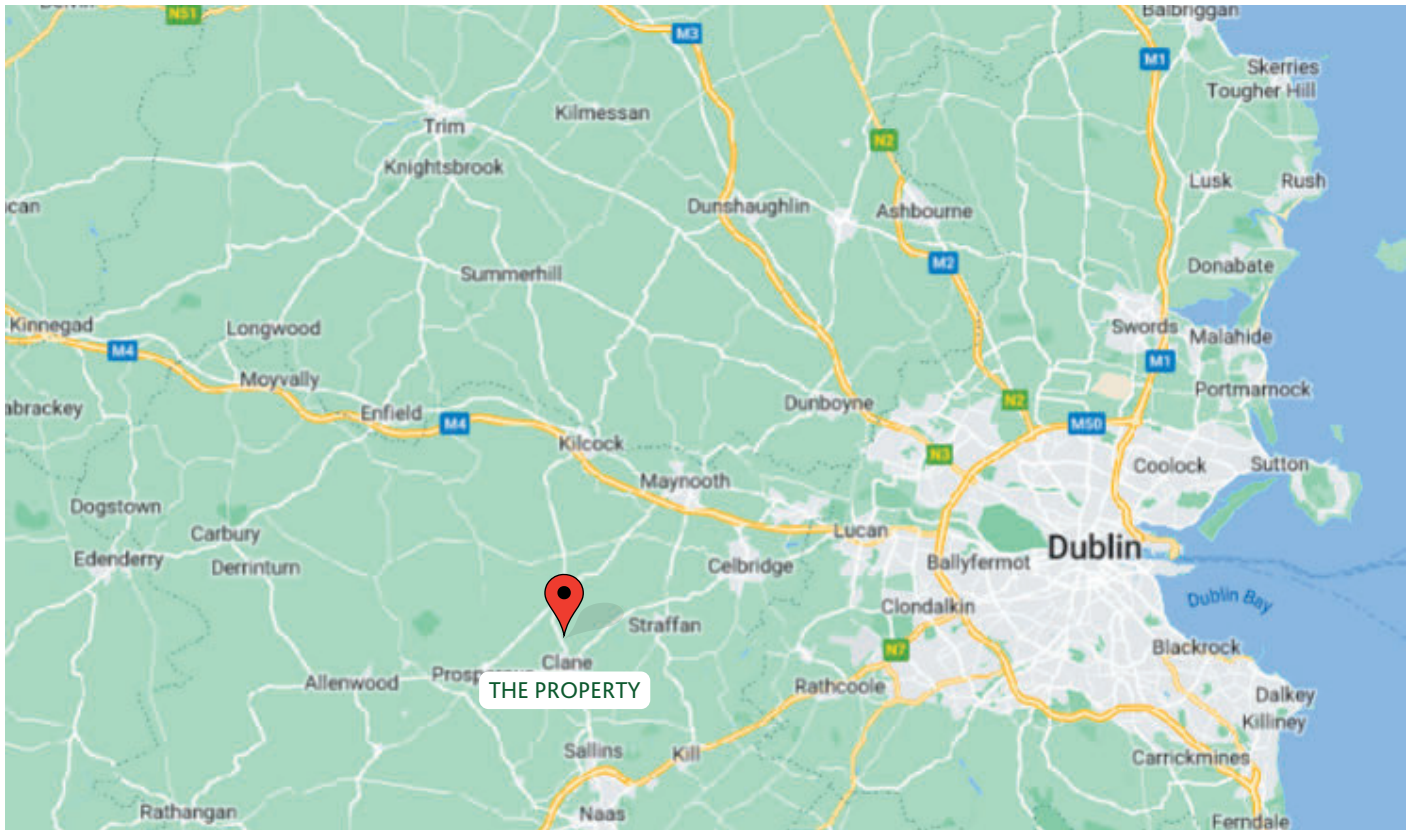
# Floor Plan





# Directions

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## Directions:

Approaching Clane from Sallins via the R407, the property is located on the right hand side of the Main Street just before the Londis building  
Eircode: W91 NT20

## Viewing:

By appointment only at any reasonable hour.

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### Contact Details

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