

**FOR SALE**  
BY PRIVATE TREATY

# CAR SHOWROOM, WORKSHOP, PETROL STATION & CAR WASH ON C. 1.43 ACRES NAAS ROAD, KILCULLEN, CO. KILDARE.



## KEY BENEFITS:

- Detached Car Showrooms with Service Centre, Petrol Filling Station, Car Wash on 1.432 acre site.
- High Profile site with good frontage to the Naas Road.
- Excellent location in Kilcullen on the edge of the Town Centre.
- Detached Kia Car Showroom and Workshops extending to approximately 10,317 sq.ft. (958.47 sq.m.).
- Zoned “General Development” under Kilcullen Development Plan 2023-2029.
- Suitable for alternative uses in line with the zoning, to include retail, shops, offices and residential (STPP).
- Petrol Filling Station is currently let on a licence agreement at €30,000 per annum.



### Lavelle Commercial Property

6A Sycamore House, Millennium Park, Naas, Co. Kildare W91 P082

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### FURTHER INFORMATION & VIEWING

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## LOCATION

- The property is located in a high profile position on the Naas Road north of the town centre in Kilcullen, Co. Kildare. The property is within easy walking distance of all amenities within Kilcullen.
- The surrounding area is predominantly residential in nature with a number of residential estates closeby and also benefits from being located across from Kaymed and Kilcullen Industrial Estate.
- Kilcullen is an affluent town with a population of 3,810 and benefits from excellent accessibility to both the M90 and M7 Motorways connecting it to Dublin and Limerick and all the main arterial routes.
- Eircode: R56 HN60

## Travel Times:

Destination	Drive Time
Naas	15 minutes
Newbridge	15 minutes
Dublin (Red Cow)	40 minutes



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## PROPERTY DESCRIPTION

- The property briefly comprises a Petrol Filling Station forecourt and canopy with 4 pumps and Kia Car Showrooms to the front with service area and valet area to the rear.
- The balance of the site provides for car wash area, car display and parking.
- The entire is fully fitted out in accordance with its current use.
- The Petrol Filling Station is currently let on a licence agreement at a current rental income of €30,000 per annum.
- The site offers obvious potential for a convenience store to be constructed to go with the petrol filling station.

## Accommodation: (Gross External Area)

Building	Size Sq. M	Sq. Ft.
Car Showrooms	238.6	2,568
First Floor Offices/Stores	175.2	1,886
Workshops	409.7	4,410
Lean to	135.0	1,453
Petrol Filling Station		
<b>Total:</b>	<b>958.5</b>	<b>10,317</b>

## Zoning

The entire is zoned Objective T: "General Development" under the Kilcullen County Development Plan 2023-2029.

## Services

Main Services, 3 Phase Power and Oil Fired Central Heating

## Title

Freehold Title

## Price

€1,500,000 (excl. VAT if applicable)

## Viewing

Strictly by appointment only

## Commercial Rates

€15,612.75 per annum

## BER

BER Rating: E

BER No: 801155912



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