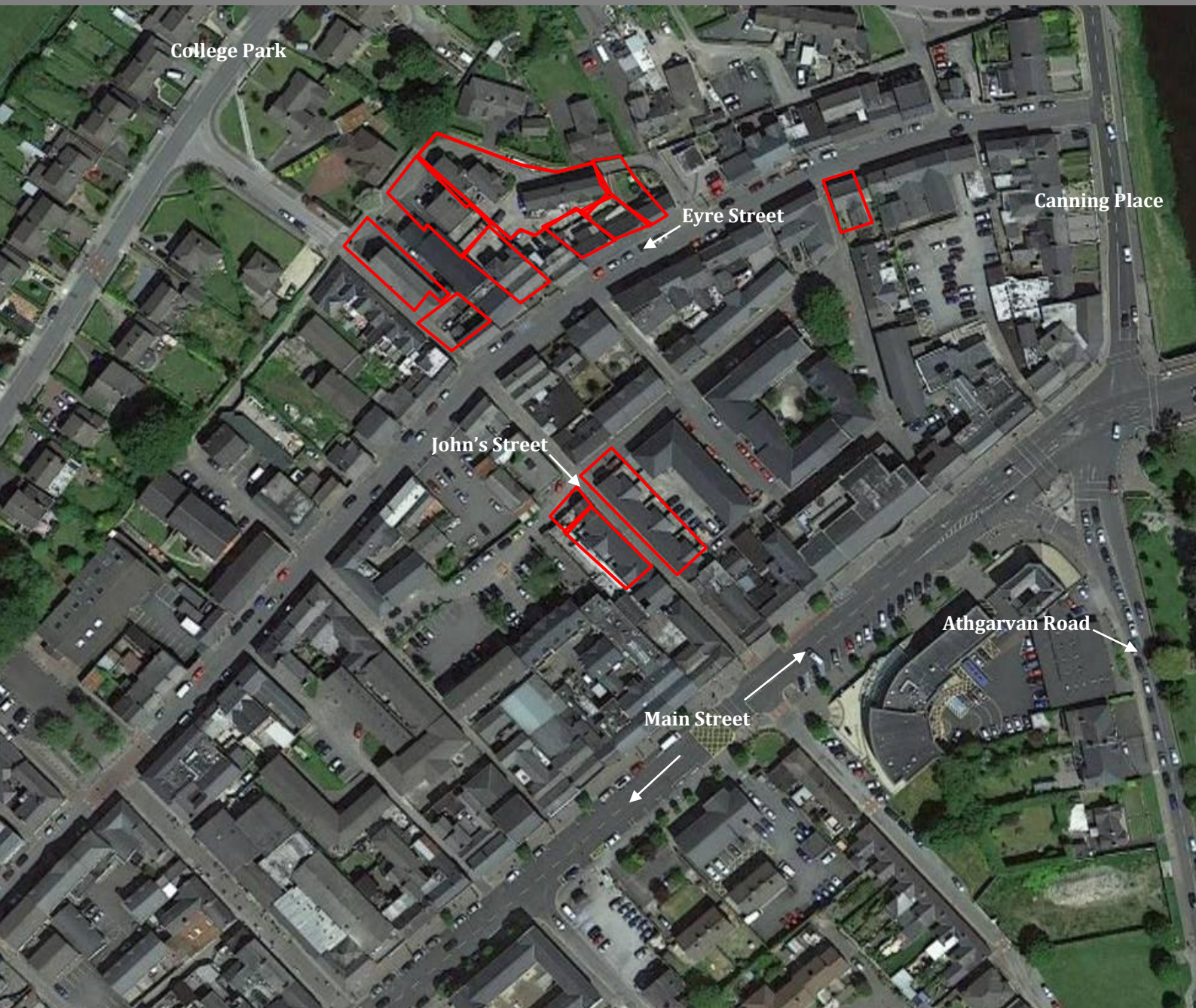


**FOR SALE BY TENDER**



**NEWBRIDGE TOWN CENTRE**  
**VALUABLE INVESTMENT OPPORTUNITY**  
**43 RESIDENTIAL UNITS**

**GUIDE: €2M**

**CURRENT RENTAL  
INCOME:**  
**c. €270,000**  
**PER ANNUM**



## DESCRIPTION:

Situated in the Centre of Newbridge a thriving provincial town c.28 miles south west of Dublin, benefitting from excellent transportation links with the city, M7 Motorway at Junction 10, Bus Route from Main Street and Train Service direct to Hueston Station.

This is an ideal investment portfolio of 43 units in blocks on or close to Eyre Street which runs parallel to the main street. The surrounding area is a mix of residential and commercial but predominantly residential in nature. Eyre Street is a secondary location and saw significant redevelopment in the 1990's as part of the Urban Renewal Scheme.

The portfolio comprises a mix of older generation purpose built small residential blocks (max 8 units), a number of converted residential properties into flats, a number of refurbished cottages and derelict house totalling 43 units.

Newbridge is located 28 miles south west of Dublin, 7 miles from Naas, 6 miles Kildare Town (Kildare Retail Outlet Village). The town has a population of c.22,000 people with a strong employment base as well as benefitting from a commuter population. Major local employers include Pfizer Pharmaceutical, Bord na Mona, Oral B, Lily O'Briens Chocolates, Lidl Distribution and Kerry Food Facility in Naas.

Under the Kildare County Development Plan 2011 – 2017 Newbridge is identified as a primary economic growth cluster together with Naas and Kilcullen.



## SERVICES:

Mains water, mains drainage and electricity.

## SOLICITOR:

Reidy & Associates, 3 Mount Street Crescent, Dublin 2.

## BER:

D2 - G

## CONTACT:

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E: [liam@jordancs.ie](mailto:liam@jordancs.ie)  
M: 0862569750

## FOR SALE BY TENDER

**No later than Thursday 6<sup>th</sup> April @ 3 p.m. in the offices of Reidy Associates Solicitors, 3 Mount St. Crescent, Dublin 2.**



## DETAILS:

### 1. Vivian Court, James's Lane, Newbridge, Co. Kildare:

Two storey purpose built block with 4 x 1 bedroom apartments serviced by a single entrance. PVC doubles glazed windows and electric heating. Each apartment has an entrance hall, kitchen, diningroom, bedroom & showerroom containing c.384 sq.ft. each generating a rental income of €25,155.60 per annum.



### 2. Grove Court, James's Street, Newbridge, Co. Kildare:

Two storey purpose built residential block serviced by 2 entrances with 8 x 1 bedroom apartments containing c.400 sq.ft. each generating a rental income of €45,900.00 per annum. PVC double glazed windows and electric heating.



### 3. Vivian House, Eyre Street, Newbridge, Co. Kildare:

Mid terrace 2 storey converted residence 1 x 1 bedroom apartments and 3 x 2 bedroom apartments. PVC double glazed and wooden windows with electric heating. Generating a rental income of €28,200.00 per annum.



### 4. Wellgrove Apartments, James's Lane, Newbridge, Co. Kildare:

2 purpose built residential blocks constructed in 1997. Two storey blocks with 8 x 2 bedroom apartments containing c.617 sq.ft. each with PVC double glazed windows and electric heating. Generating a rental income of €51,960.00 per annum.



### 5. John Street, Newbridge, Co. Kildare:

Ten x 1 bedroom refurbished terraced cottages containing c.443 sq.ft. each with electric heating, PVC double glazed windows and own door access. Generating a rental income of €70,500.00 per annum.



### 6. Rowanville, Eyre Street, Newbridge, Co. Kildare:

Single storey end terrace converted residence containing 3 x 1 bedroom apartments with PVC double glazed windows and electric heating. Generating a rental income of €13,911.00 per annum.



## 7. Grove House, Eyre Street, Newbridge, Co. Kildare:

Two storey end terrace converted residence containing 2 x 2 bedroom apartments with electric heating and a mix of aluminium/wooden single glazed windows. Generating a rental income of €10,710.00 per annum.



## 7a. With Grove House, Eyre Street, Newbridge, Co. Kildare

c. 128 sq.ft. office with toilet.



## 8. St. Joseph's, Eyre Street, Newbridge, Co. Kildare:

Mid terrace single storey, 2 bedroom residence with concrete rear yard, electric heating, mixture of single glazed wooden and PVC double glazed windows containing c.1015 sq.ft. generating an income of €6,600.00 per annum.



## 9. St. Martin's, Eyre Street, Newbridge, Co. Kildare:

Mid terraced single storey 2 bedroom residence containing c.780 sq.ft with concrete rear yard. Electric heating and wooden single glazed windows. Generating a rental income of €7,200.00 per annum.



## 10. St. James's, Eyre Street, Newbridge, Co. Kildare:

Mid Terrace 2 storey 3 bedroom residence with rear garden containing c.885 sq.ft. with PVC double glazed windows and electric heating. Generating a rental income of €9,000.00 per annum.

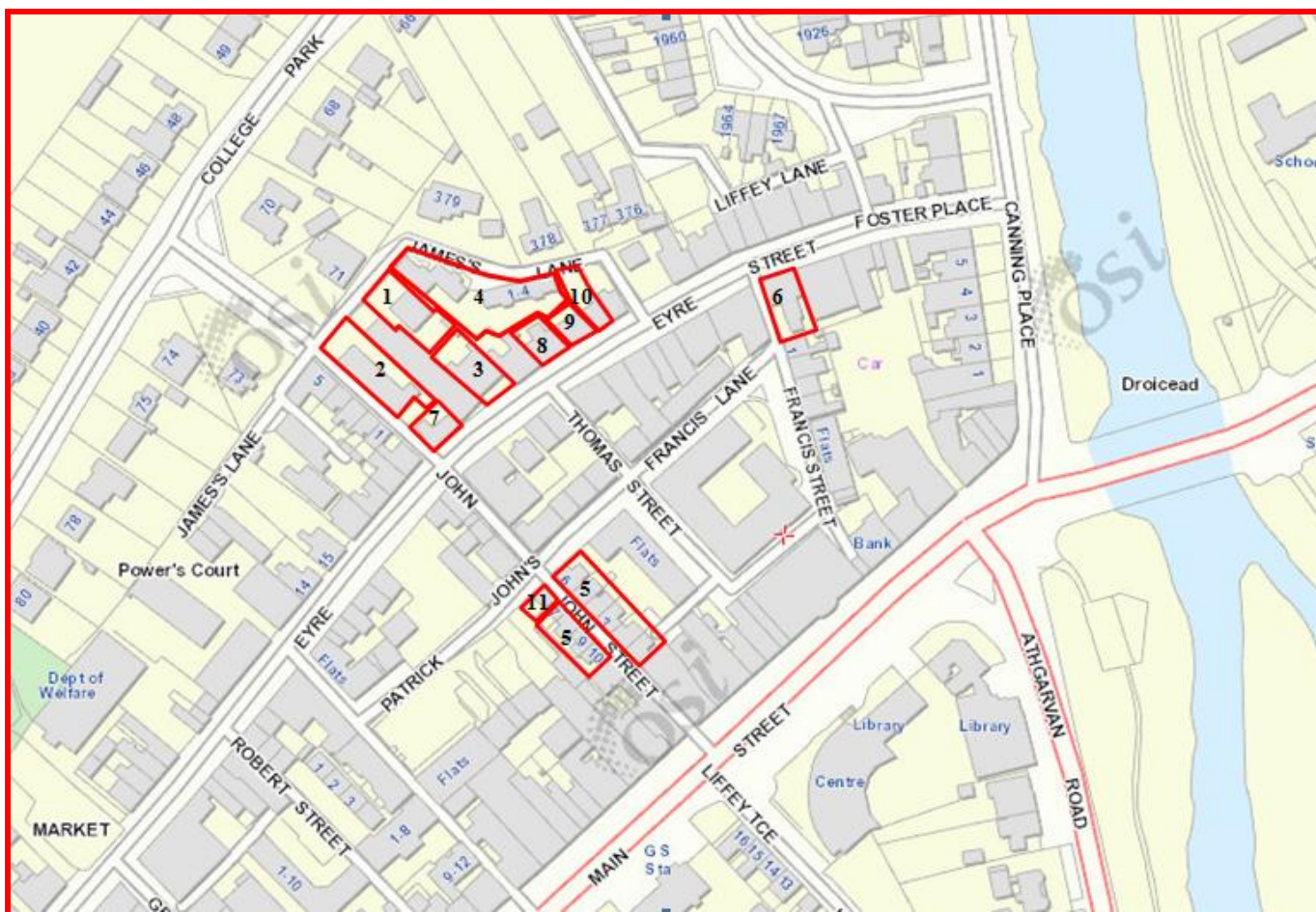


## 11. St. Anne's, John Street, Newbridge, Co. Kildare:

Derelict 2 storey end terrace building.







The properties, as ascertained by us, are shown for identification purposes on the above Ordnance Survey extract, the extent of the properties being outlined in accordance with our understanding of the site boundary.

All maps/plans are not to scale and are for identification purposes only.

## No. Schedule:

## Rent Income:

1.	Vivian Court, James's Lane, Newbridge, Co. Kildare	€ 25,155.60
2.	Grove Court, James's Street, Newbridge, Co. Kildare	€ 45,900.00
3.	Vivian House, Eyre Street, Newbridge, Co. Kildare	€ 28,200.00
4.	Wellgrove Apartments, James's Lane, Newbridge, Co. Kildare	€ 51,960.00
5.	John Street, Newbridge, Co. Kildare	€ 70,500.00
6.	Rowanville, Eyre Street, Newbridge, Co. Kildare	€ 13,911.00
7.	Grove House, Eyre Street, Newbridge, Co. Kildare	€ 10,710.00
8.	St. Joseph's, Eyre Street, Newbridge, Co. Kildare	€ 6,600.00
9.	St. Martin's, Eyre Street, Newbridge, Co. Kildare	€ 7,200.00
10.	St. James, Eyre Street, Newbridge, Co. Kildare	€ 9,000.00
11.	Derelict House, John Street, Newbridge, Co. Kildare	€ 0.00

€269,136.60

These particulars are issued by Jordan Town and Country Estate Agents, on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2017. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007517 © Government of Ireland.