

FOR SALE BY PUBLIC AUCTION



2 SHOP UNITS AND 4 APARTMENTS (ideal investment opportunity).

**BARDON COURT,
MAIN STREET,
KILCULLEN,
CO. KILDARE.**

GUIDE PRICE: €400,000

**PUBLIC AUCTION
WEDNESDAY 5TH OCTOBER 2016
IN KEADEEN HOTEL, NEWBRIDGE
@ 3.00PM (unless previously sold)**

LOCATION:

Bardon Court is situated on the Main Street in Kilcullen a small provisional town c.28 miles south west of Dublin just off the M9 Motorway. The town has the benefit of schools, church, restaurants, pubs, shops and bank all on your doorstep. Local amenities include rugby, soccer, GAA, swimming, fishing, canoeing, horse riding, leisure centres, hockey, tennis, racing in the Curragh, Naas and Punchestown all within a short drive. The river Liffey meanders through the town with the larger towns of Naas (7 miles) and Newbridge (5 miles) offering an wealth of shopping facilities including the Whitewater shopping centre in Newbridge and Kildare retail outlet village only a 10 minute drive.

Employers in the area include the Bloodstock Industry, Pfizer Pharmaceuticals, Kerry Foods, Green Isle Foods, Q.K. Meats, Bord na Mona, Lily O'Brien's chocolates, Oral B to name but a few.

A good road and rail infrastructure is closeby with the M9 Motorway access c. ½ mile, bus route from the town and rail service from Newbridge or Sallins stations direct to City centre.



DESCRIPTION:

Bardon Court comprises a 2 storey building containing 2 retail units and 4 apartments.

Chinese: 57.5 sq. m. (726 sq. ft. with reception area, preparation area, cold room, store and toilet.

Barber: 56.2 sq. m. (605 sq. ft.) with main shop, waiting room, kitchen and toilet.

Apartment 1: 59.8 sq. m. (643 sq. ft.) with sittingroom, kitchenette, 2 bedrooms and shower room.

Apartment 2: 78.5 sq. m. (845 sq. ft.) with sittingroom, kitchen, shower room and 2 bedrooms.

Apartment 3: 57.8 sq. m. (622 sq. ft.) with sittingroom, kitchenette, 2 bedrooms and shower room.

Apartment 4: 34 sq. m. (366 sq. ft.) kitchen/living, bedroom and shower room.

LEASE DETAILS:

On application.

RATES:

On application.

SERVICES:

Mains water, mains drainage, electricity.

SOLICITOR:

Coughlan White Solicitors, Moorefield Road, Newbridge, Co. Kildare

PRICE: €400,000

BER: E1 No: 101116556

G No: 108780412

E2 No: 101129823

F No: 108780404



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

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