

DEVELOPMENT OPPORTUNITY – ZONED TOWN CENTRE



**“BOLANDS” FORMER LICENSED PREMISES,
RES. & COMMERCIAL UNITS ON C. 0.581 ACRES**

MARKET SQUARE & BRIDE STREET, KILDARE TOWN

PRICE: Entire – Price on Application

**For Sale By Public Auction
On Thursday 28th September
2023 @ 3.00pm In Keadeen
Hotel, Newbridge (UPS)
IN LOTS**



PSRA Reg. No. 001536

Features:

- Iconic “Bolands” premises located in a prime location in Kildare Town Centre with access to the M7 Motorway.
- Entire is zoned “Town Centre” under Kildare Town Local Area Plan.
- The property sits on c. 0.581 acres – potential to develop infill site to rear comprising 0.277 acres (subject to planning permission).
- Available with vacant possession – potential to rent as separate entities while applying for planning permission.
- Suitable for a number of uses (subject to planning permission).

Location:

The properties occupy a prominent and highly visible location on Market Square and Bride Street in the commercial heart of Kildare Town, with Market Square being a popular and strong entertainment and trading area. Kildare Town is located approximately 48 km South-west of Dublin on the edge of the Curragh Plains which benefits from an excellent road and rail network with the M7 Motorway access at Junction 13 and the Arrow Rail Service available from Kildare Station direct to the City Centre.

The area has experienced significant residential and commercial development in recent years with large local employers to include Kildare Chilling, Modus Media, Kildare Retail Outlet Village and the bloodstock industry with many stud farms closeby.

Description:

The entire sits on a 0.581 acre potential development site in Kildare Town Centre. The former “Bolands” licensed premises is a mixed-use property, providing former bar and lounge over basement on the ground floor, 3 bed residence on the ground floor and overhead, 2 own door self-contained one bed apartments overhead, 3 commercial units, stone outhouses and rear garden are on c. 0.304 acres with a separate yard benefitting from its own entrance accessed off Bride Street sitting on c. 0.277 acres.

LOT 1: *“Bolands” Former Licensed Premises, Residence, 2 Apts. & Commercial Units on c. 0.304 Acres*

LOT 2: *Rear Yard on c. 0.277 Acres*

LOT 3: *The Entire*

LOT 1: "BOLANDS" MIXED USE PREMISES & 3 COMMERCIAL UNITS

"Bolands" Former Licensed Premises:

The entire extends to c. 722 sq.m. (c. 7,772 sq.ft.) and provides a two storey over basement corner mixed use property comprising of a former licensed premises on the ground floor and basement with a 3-bed residence on part of the ground floor and overhead. There is also the benefit of 2 no. of 1 bed apartments on the first floor with their own entrance from the rear yard. The rear yard benefits from vehicular access from Bride Street.

Accommodation:

Former Licensed Premises	147.93 sq.m.	1,592 sq.ft.
Basement	104.11 sq.m.	1,121 sq.ft.
Residence	189.38 sq.m.	2,038 sq.ft.
1 Bed Apt.	25.20 sq.m.	271 sq.ft.
1 Bed Apt.	67.14 sq.m.	723 sq.ft.

Zoning:

Town Centre

Services:

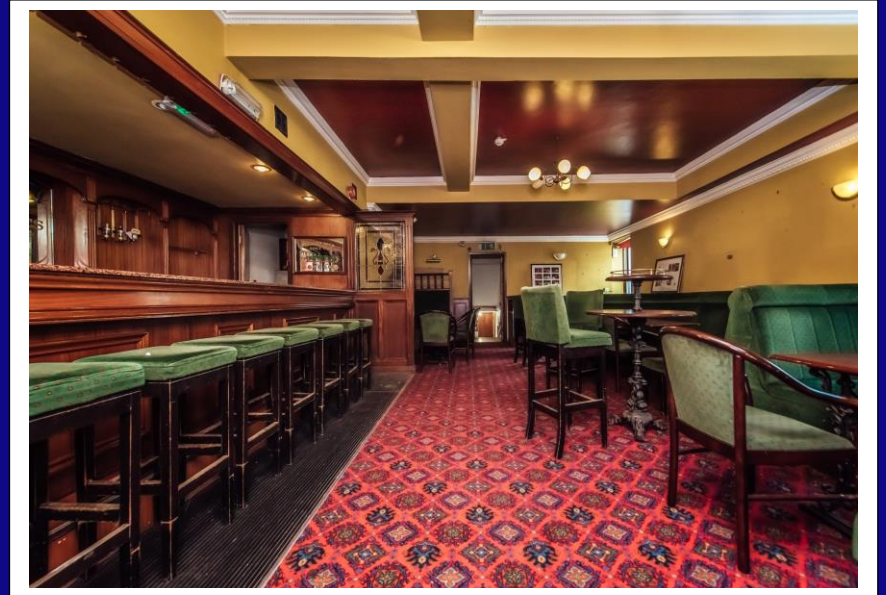
Mains water, mains drainage, electricity, alarm and oil fired central heating are available.

Rates: €5,300 per annum

Tenancy: Vacant



BER No. : 800933848



3 Commercial Units:

The 3 commercial premises are on the ground floor with storage overhead which can be accessed from the licensed premises. The 3 commercial units benefit from their own individual access from Bride Street and are fully fitted out in accordance with their current uses.

Accommodation:

Unit 1 Bride Street	36 sq.m.	388 sq.ft.
Unit 2 Bride Street	46 sq.m.	495 sq.ft.
Unit 3 Bride Street	83 sq.m.	893 sq.ft.

Outside:

Yard to rear with extensive outbuildings and garden with vehicular access from Bride Street, yard used for carparking and smoking area and offloading/loading of kegs. The entire sits on c. 0.304 acres.

Zoning:

Town Centre.

Services:

Mains water, mains drainage, electricity, alarm and oil fired central heating are available to the units.

Rates:

Unit 1 Bride St	€1,444 per annum.
Unit 2 Bride St	€1,258 per annum
Unit 3 Bride St	€1,606 per annum



Tenancy:

Unit 1 Bride Street

Current operating as a physiotherapist with vacant possession available.

Unit 2 Bride Street

Vacant but was previously occupied by a solicitors practice.

Unit 3 Bride Street

Current operating as a doctor's surgery and currently paying €9,000 per annum, lease due to expire on 31st October 2023.

BER:

Unit 1 Bride St.



BER No. 800933855

Unit 2 Bride St.



BER No. 800933863

Unit 3 Bride St.



BER No. 800933871



LOT 2: REAR YARD ON C. 0.277 ACRES

Description

The yard which is currently mainly under hardcore with outbuildings, benefits from its own vehicular access from Bride Street and extends to c. 0.277 acres. There is excellent potential for an infill development site (subject to planning permission).

Zoning:

Town Centre

General Information:

Auction details:

Public Auction on Thursday 28th September @3.00 pm in the Keadeen Hotel, Newbridge (unless previously sold). Purchaser to sign contracts on day of sale with a 10% non-refundable deposit required.

Solicitor:

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