

# OUTSTANDING RETAIL INVESTMENT

(Tenant Not Affected)

EDWARD STREET, NEWBRIDGE TOWN CENTRE, CO. KILDARE.



- High Profile Town Centre Location
- Entire Let to the “Eight to Twelve Limited”, T/A Spar
- Rent at €115,000 abated to €90,000 per annum
- Unexpired term of c. 10½ years
- Prime Location in the heart of Newbridge Retail District
- Nearby occupiers including Penneys, AIB, Eir, An Post, Bank of Ireland and the Whitewater Shopping Centre.



**FOR SALE BY PUBLIC TENDER ON  
WEDNESDAY 6TH JUNE 2018**  
(unless previously sold)

**JORDAN** 

Auctioneers, Estate Agents &  
Chartered Valuation Surveyors

**Tel: 045-433550**

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PSRA Number: 001536

# EASILY MANAGED RETAIL INVESTMENT



## LOCATION:

Spar occupies a high profile location on the north side of Edward Street in the heart of Newbridge Town Centre. The immediate surrounding area is predominantly retail/commercial in nature with nearby occupiers including Penneys (opposite), AIB, An Post, Eir, Bank of Ireland, with the Whitewater Shopping Centre also closeby.

Newbridge is a large provincial town only 43 km from Dublin with direct motorway and rail access (30 minutes). The town has experienced rapid growth in terms of both residential and commercial development in recent years and is an important service centre for Co. Kildare, on one of the busiest traffic corridors in the country. Existing employers in the area include Pfizer Ireland, Bord na Mona, Oral-B, The Defence Forces, the Racing and Breeding Industry.

## DESCRIPTION:

The property comprises a two storey over basement mid-terrace building providing for a Convenience Store and ancillary storage/office accommodation. Internally, the ground floor provides for a modern Convenience Store including deli counter and off licence, storage in the basement, with ancillary kitchen (incl. dumb waiter

to deli), office, storage and staff facilities at first and second floor. The building is fitted to a high standard with rear access to a shared lane-way and a small storage shed.

## ACCOMMODATION:

 (GIA – approx.)

**Ground Floor:** 179.2 sq.m.

**First Floor:** 97.7 sq.m.

**Second Floor:** 25.1 sq.m.

**Basement:** 62.1 sq.m.

**Total:** 364.1 sq.m.

## TENANCY:

The property is let to “Eight to Twelve Limited” (t/a Spar) under an assigned 25 year lease from 18th December 2003, with c. 10½ years unexpired. The contracted rent is €115,000 p.a., which was abated by agreement for 2018 to €90,000 p.a (excl. VAT). The lease is on a full repairing and insuring basis and provides for upward only rent reviews on a 5 yearly basis.

**SERVICES:** Main Services including gas.

**TITLE:** Freehold

**BER RATING:** BER C3

**BER No.** 800546665

**EPI:** 650.7 kWh/m<sup>2</sup>/yr

## SOLICITORS:

Coughlan White & Partners Solicitors,  
Moorefield Road, Newbridge, Co. Kildare.  
Ref: **Michael McCarthy** Tel: **045 433 332**

## TENDER PROCEDURE:

Tenders to be submitted to the offices of Coughlan White & Partners Solicitors, Moorefield Road, Newbridge, Co. Kildare by 3pm on Wednesday 6th June 2018. Marked “SPAR premises, Edward Street”.



**JORDAN**

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