

FOR SALE

**Creche Opportunity, Oldtown Woods, Celbridge,
Co. Kildare**

Lisney

COMMERCIAL REAL ESTATE

Coonan
PROPERTY

Lisney

COMMERCIAL REAL ESTATE

ABOUT THE PROPERTY

Located in Oldtown Woods, a new residential development of 3- and 4-bedroom homes located just outside Celbridge Village.

Purpose built creche extending to approx 263.50 sqm / 2836.28 sqft.

Occupies the ground floor of a three-storey building with apartments overhead.

External play area of 53 sqm/ 570 sqft.

7 surface car parking spaces for creche use.

Shell and core condition ready for occupier fitout.

Practical completion anticipated Q1 2024.



LOCATION

The creche is located in Oldtown Woods, a new development of 2-, 3- and 4-bedroom homes located on the Shackleton Road in Celbridge, just outside Celbridge Village. Celbridge is one of the largest towns in Kildare located approximately 23kms west of Dublin.

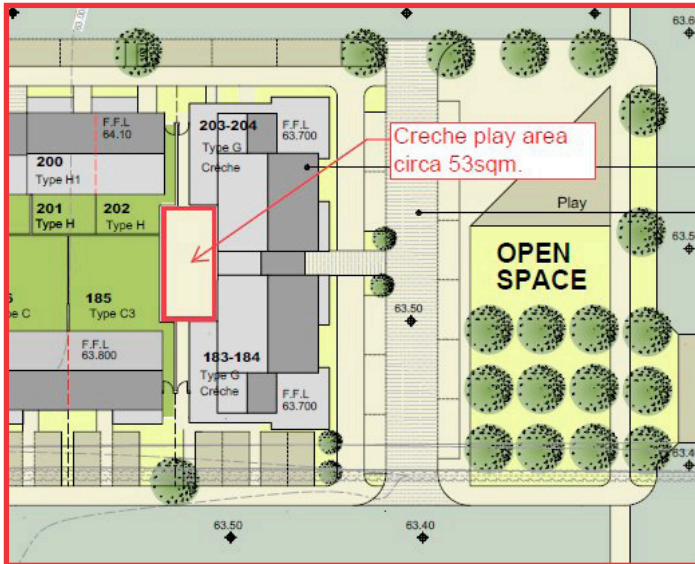
The creche is located on western side of the development strategically positioned adjacent a site earmarked for a school. Local amenities available to the growing residential catchment of Oldtown Woods and surrounds include Scoil Na Mainistreach, Celbridge Athletics Club, St Wolstan's Community School and North Kildare Educate Together. Approximately 3 minutes' drive to the west of Oldtown Woods, a host of cafes, restaurants and shops are available in Newbridge town.

Kildare has the fourth highest county population growth at +11% in the state between Census 2016 and Census 2022 (prelim results).

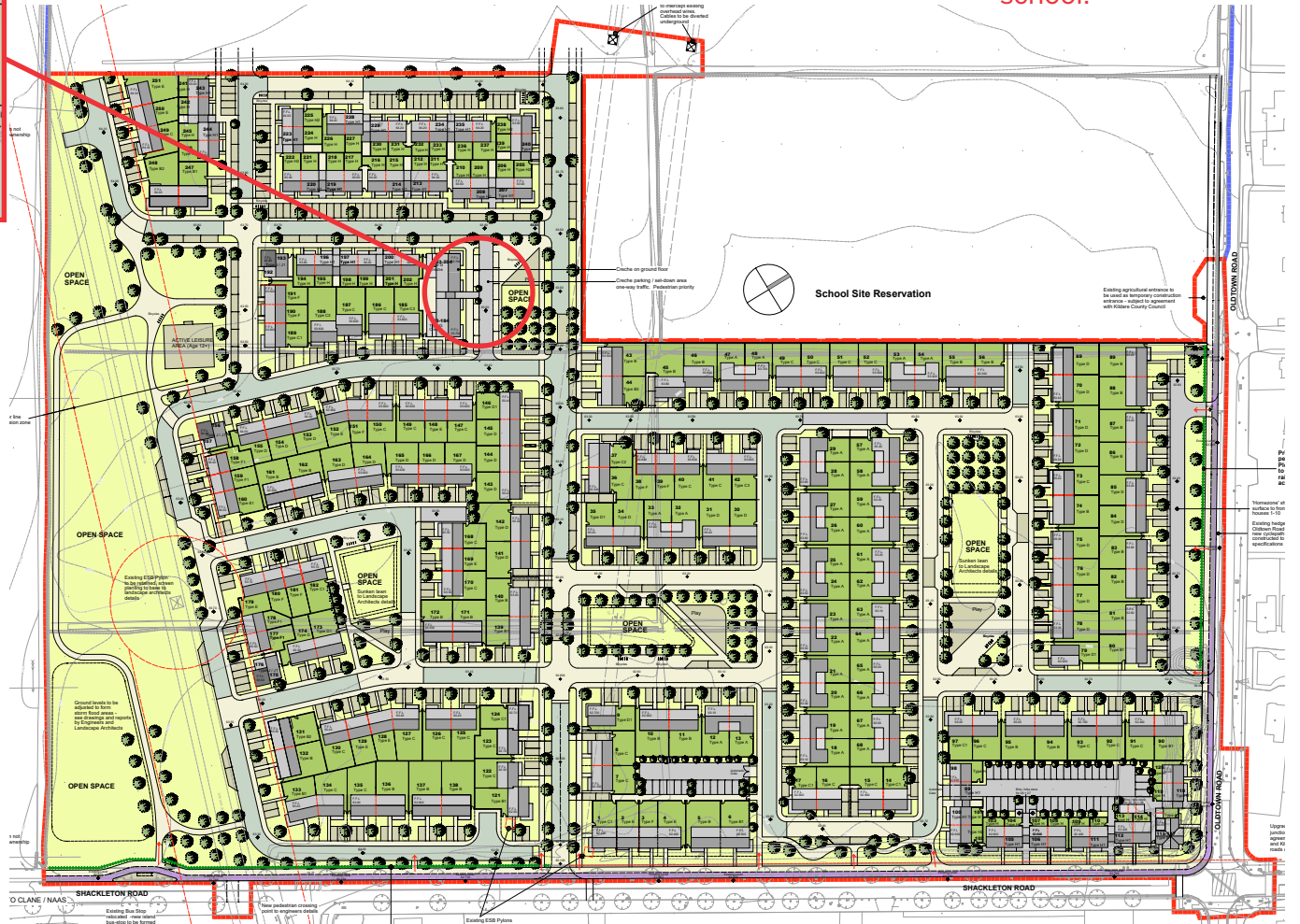
DESCRIPTION

The creche will comprise the ground floor of a three-storey building with a dedicated outside play area of approx 53 sqm/570 sqft. The upper floors will be in residential use and configured as 4 x 3-bed apartments.

The creche will be handed over in shell specification ready for an incoming operator's fitout. Seven car parking spaces will be available for creche staff. Practical completion anticipated end Q1 2024.



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ACCOMMODATION

Floor	Sqm	Sqft
Creche	263.50	2836.28
External Play Area	53.00	570.49

TITLE

We understand the property has long leasehold.

PRICE

€525,000.

VAT

VAT will be payable on the purchase price.

SERVICE CHARGE

A service charge will apply.



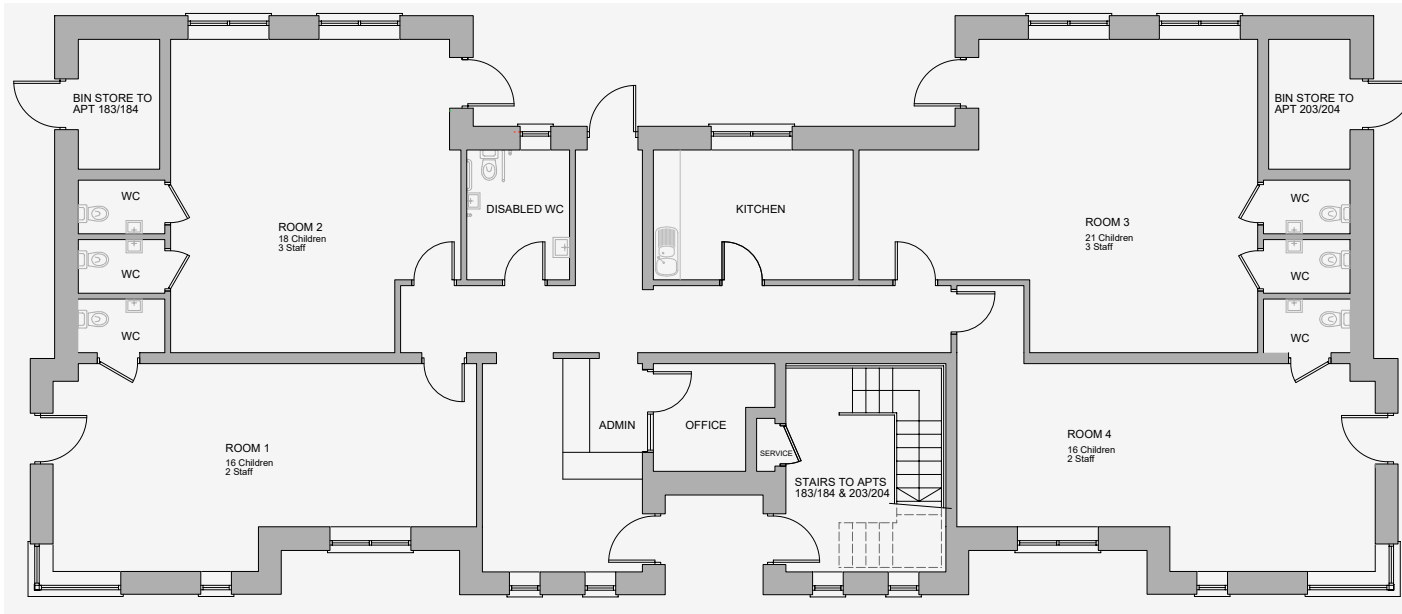
Seven car parking spaces will be available for creche staff.

BER INFORMATION

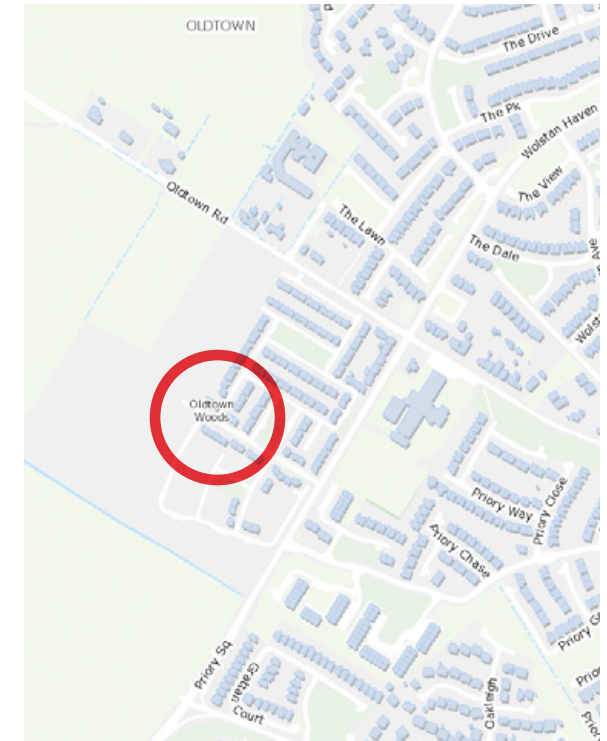
BER A3

FLOOR PLANS

Not to scale, for identification purpose only



LOCATION MAP



For further information

Strictly by appointment with joint selling agent Lisney and Coonan Estate Agents Ltd.



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

