

# TO LET

## Retail Unit To Let

Main Street, Derrinturn, Carbury, Co Kildare



### Location

Derrinturn is a rural village located in the north-west of County Kildare along the Regional Road, R403 between Allenwood to the south east, Carbury to the north-west and Edenderry (Co. Offaly) to the west. Derrinturn is located approximately 21km from Clane and 30km from Naas. Existing facilities and businesses within the village include a service station, pharmacy, launderette, convenience store, crèche, take away, funeral home and two public houses. The subject property is located on the Main Street. Neighbouring occupiers include Campus service station and Costcutter.

### Description

Fully fitted-out commercial unit, previously a bookmakers. Ideally located on the main street and suitable for a variety of office and/or retail uses.

### Quoting Rent

We are instructed to seek offers in the region of €7,800 per annum exclusive.

### Rateable Value

We understand the rateable valuation on this property is €23.

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### Building Energy Rating

To be advised

### Viewing

By appointment only

### Further Information

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### Accommodation

We understand the property comprises the following floor area:

| Description  | SQ M      | SQ FT      |
|--------------|-----------|------------|
| Office       | 70        | 754        |
| <b>Total</b> | <b>70</b> | <b>754</b> |

*Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.*

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