

# To Let

Ground Floor retail unit with planning permission for take-away use



## Unit 1 Henry Street Newbridge Co. Kildare

- Planning permission for take-away use has been granted
- Central Location just off Main Street, Newbridge
- Good levels of passing footfall
- Suitable for a variety of uses

## Accommodation

Description	sq. m. (Sq. ft.)
Retail Unit	56.5 sq. m. (608 sq. ft.)
<b>Total</b>	<b>56.5 sq. m. (608 sq. ft.)</b>



## Rates & Services

Rateable Valuation	Annual Service Charge	BER
€10,160	N/A	<b>BER C1</b>



## Rent

We are instructed to seek offers in the region of €20,000 per annum exclusive

## Viewing

By appointment only

## Location

Newbridge is situated some 38 km from Dublin City Centre 17 km from Naas and is one of the largest urban centres in the county. Located within the greater Dublin Region the town has witnessed a dramatic increase in the population over the past ten years and the general area serves as an important commercial and services centre for the county. The subject property is located on Henry Street in Newbridge which is a busy area situated just off the Main Street. The property is in a very central location a short distance from Main Street and Whitewater Shopping Centre; and is easily accessible with plenty of on-street parking available. The property is also close to the train station.

## Description

The subject property comprises a ground floor retail unit extending to 56.5 sq. m. (608 sq. ft.). The property has a large window display and good frontage on to Henry Street. The property is fitted with an intruder alarm and has 3 phase electricity. The property has planning permission for take-away use and is available for immediate occupation.

## For further information contact:

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