



RETAIL UNIT WITH OVERHEAD RESIDENCE ON A LARGE SITE  
WITH SIDE ACCESS.

37 DUKE STREET  
ATHY  
CO. KILDARE  
R14 TY27

Price on Application:



PSRA Reg No. 001536

# **FOR SALE BY PRIVATE TREATY**

## **37 Duke Street, Athy, Co. Kildare.**

### **LOCATION:**

The subject property is positioned on Duke Street, close to the town centre with frontage also off St. John's Lane. Athy is situated approximately 80 kms southwest of Dublin, 37 kms southwest of Naas/Newbridge and 21 kms north of Carlow and has a population of 11,035 people (Census 2022). There is good road and rail links to Dublin and the rest of the country with the opening with the M9 Motorway (10km away) & M7 Motorway (20km away).

Major local employers in the area include Central (formerly Tegral), Bortmalt, American Fruits, St. Vincent's Hospital and the Revenue Commissioners.

Athy Town Hall is currently being renovated to include a new Shackleton section and there are also plans for Emily Square to be improved as a public space. This combined with the recent opening of the outer relief road and the ongoing Barrow Blueway works means there is great potential in the town over the coming years.

### **DESCRIPTION:**

The property successfully traded for many decades as Boyd's Footwear and comprises a ground floor retail unit with additional office and storage space. There are two floors overhead of residential accommodation. The entire is on an extensive site with frontage and access off St. John's Lane.

### **ACCOMODATION:**

Ground floor: 93 sq.m (1,000 sq.ft).

This comprises the entrance lobby, retail area, office, kitchen and bathroom.

First & Second floor: 105 sq.m (1,130 sq.ft):

3 bedrooms (1 ensuite), bathroom, sitting room, kitchen / dining room.

Outside sheds & stores: 84 sq.m (900 sq.ft)

Range of older stores and sheds with gated side access onto St. John's Lane. There is also a large garden area which could provide further opportunity for any prospective purchasers.

### **COMMERCIAL RATES:**

Approx €1,600 per annum.

### **SERVICES:**

We understand that main services including water, sewerage, and electricity are provided.

### **ZONING:**

The property is zoned 'Town Centre' under the Athy Local Area Plan 2021 – 2027.

### **FEATURES:**

- Town Centre location.
- Prime retail unit suitable for a wide range of uses.
- Overhead residential accommodation.
- Extensive site suitable for re-development.
- Side access off St. John's Lane.

### **GUIDE PRICE:**

Price on application.

### **VIEWINGS:**

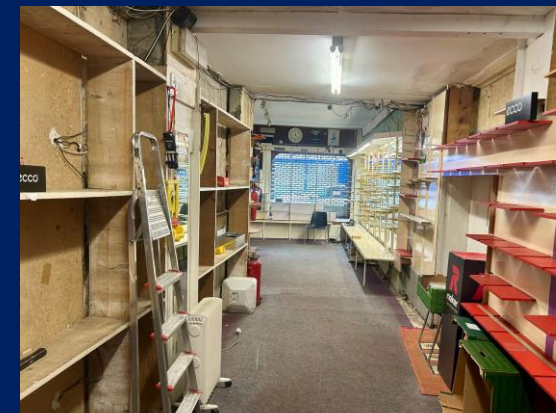
Strictly by prior appointment with sole selling agent.

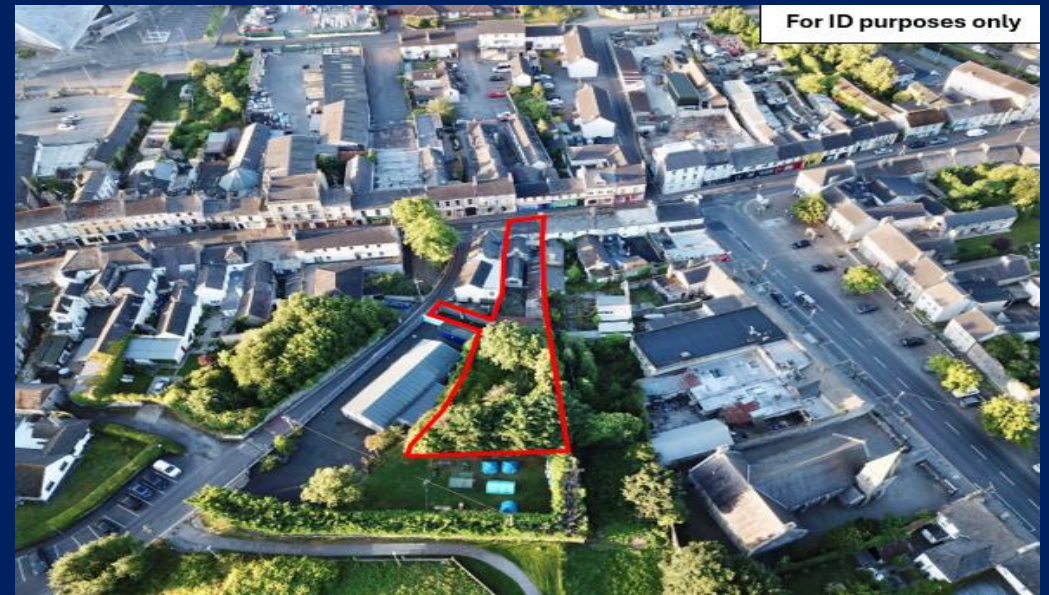
### **TITLE:**

Freehold.

### **CONTACT:**

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# Land Registry Compliant Map



I HEREBY CERTIFY THE AREA OF  
LANDS SHOWN OUTLINED IN RED  
IS 0.082 HECTARES OR THEREABOUTS

*[Handwritten Signature]*

SIGNED: J. B. WATCHORN B. ARCH.  
ARCHITECT

DATED: 9<sup>TH</sup> AUGUST · 2024