

Commercial

Coonan
PROPERTY



Bank of Ireland Premises, Captain's Hill, Leixlip, Co. Kildare

- High profile commercial property investment with a secure, long-term lease to Bank of Ireland
- Located in the heart of Leixlip on Captain's Hill, close to the junction with Main Street
- Property comprises a 2 storey building extending to approx. 2,045 sq.ft. (190 sq.m.) with banking hall, cellular offices and a strong room on the ground floor and toilet and canteen facilities and further offices on the first floor
- Current passing rent of €62,500 per annum. Currently let on a 10 year lease from May 2024 to Bank of Ireland with a break clause at year 5.

2 storey building
extending to approx.
2,045 sq.ft. (190
sq.m.)

Guide Price:
Excess €775,000
(exclusive)

Private Treaty

Description

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The property comprises a two store building extending to approx. 2,045 sq.ft. (190 sq.m.), currently utilised as a bank premises.

Internally the ground floor comprises a banking hall with cellular offices and a strong room. At first floor level there are toilet and canteen facilities with cellular offices. Access to the ground floor is directly from Captain's Hill. The first floor is accessed via an internal staircase however there is also a fire escape to the rear of the premises.

Tenancy

The entire property is leased to the Governor & Company of Bank of Ireland on a 10 year lease from 1st May 2024 with a break clause at year 5. The annual rent is currently €62,500.

For the avoidance of doubt please note that this is a property investment sale and the tenant is not affected.

Full lease details available on request

Town Planning

We understand the property is positioned in area zoned objective A "Town Centre" under the Leixlip Local Area Plan 2020 - 2023.

Title

Good and marketable title.



Location

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Location

Leixlip is a popular commuter town located approximately 18km from Dublin city centre. It is very close to the border of Co. Dublin and in proximity to several other commuter towns such as Maynooth and Celbridge. Leixlip provides a range of amenities such as shops, restaurants, bars, sports clubs and schools. Close by is the popular Carton House Hotel and Weston Airport.

Leixlip is also home to Intel with their ever-growing state of the art facility located just minutes away while Maynooth University is located approximately 8.5km away. The area is well serviced by public transport with numerous bus routes running to and from Leixlip. There are two commuter train stations; Leixlip Confey and Leixlip Louisa Bridge. The town is by-passed by the M4 motorway and can be accessed from interchanges on the motorway at the east and west ends of the town.

The subject property is located in the heart of Leixlip on Captain's Hill, close to the junction with the Main Street.

Services

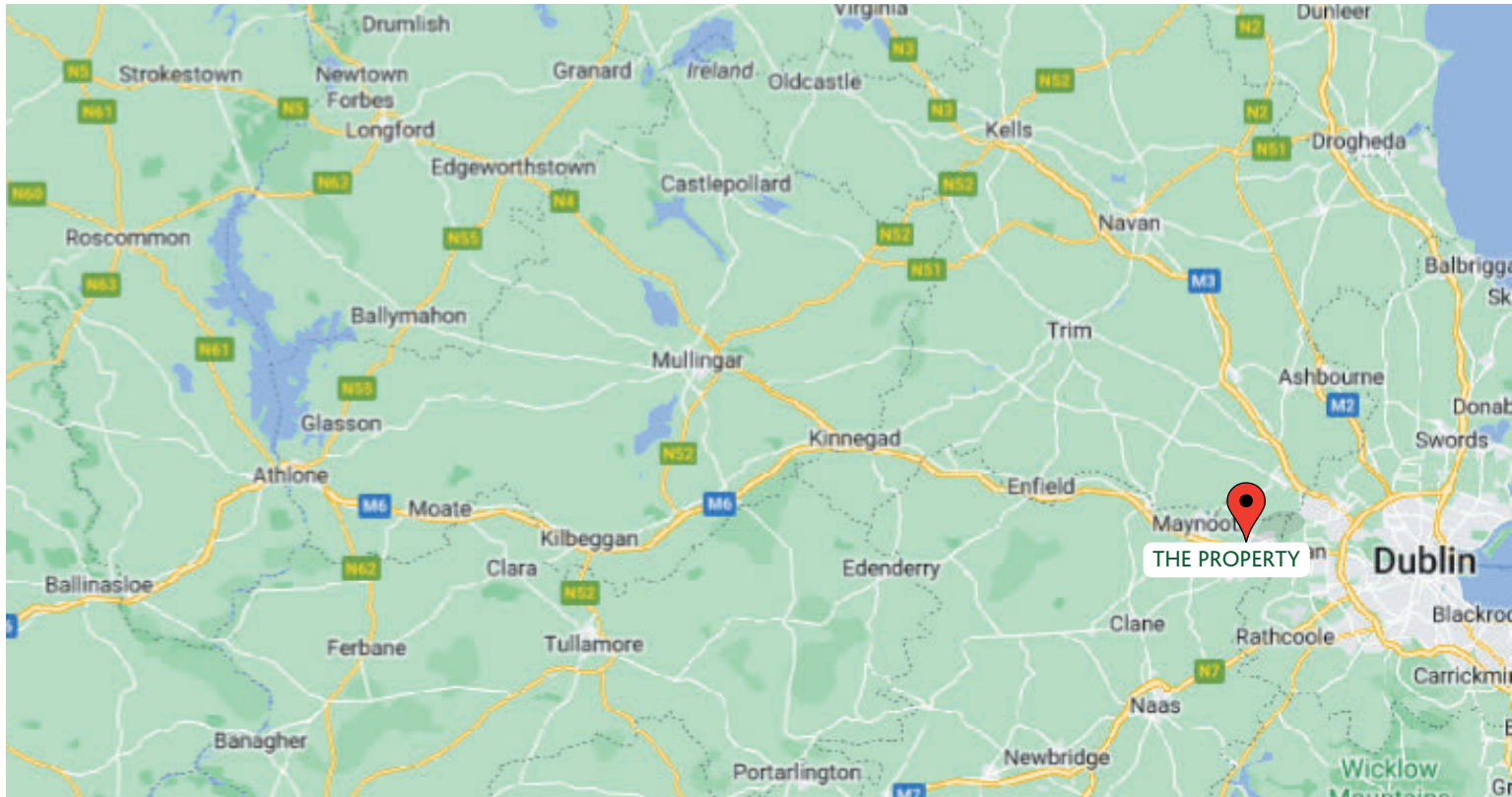
We understand that all mains services such as water, electricity and drainage are available and connected to the subject property.

The building is fitted throughout with mains wiring, fire and smoke detection system giving a high level of fire detection. There is an intruder alarm system installed.



Directions

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Directions:

Eircode: W23 FN27

BER

TBC

Viewing

By appointment at any reasonable hour

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Contact:

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