



**SUBSTANTIAL GUEST HOUSE WITH 25 ENSUITE BEDROOMS
& LEISURE CENTRE ON THE BANKS OF THE RIVER LIFFEY**

The Gables, Athgarvan Road, Newbridge, Co. Kildare, W12 C864

GUIDE PRICE: € 1,350,000

**For Sale By Public Auction
On Thursday 15th June
2023 @ 3.00pm
In Keadeen Hotel,
Newbridge (ups)**



PSRA Reg. No. 001536

**The Gables, Athgarvan Road, Newbridge,
Co. Kildare, W12 C864**

DESCRIPTION:

The Gables is a substantial 25 bedroom guest house with Leisure Centre situated on the banks of the River Liffey only a short walk from the Town Centre. The entire premises contains c. 22,000 sq.ft. standing on c. 1.3 acres including 20 metre swimming pool, sauna, spinning studio, gym changing rooms, 2 jacuzzis, steam room etc. This is a idealic setting with the River Liffey meandering past, along with a river side walk leading to a public park. Newbridge is located 35 km South-West of the M50 just off the M7 Motorway at Junction 10 and is a vibrant town having developed significantly both commercially and residentially in the last 2 decades.

Local employees include Pfizer Pharmaceuticals, Lily O'Brien's Chocolates, Comerfords Bakery, Oral B, bloodstock industry, Bord Na Mona, Kerry Foods in Naas and 1/2 hour from many business campuses such as Greenogue, Parkwest, Citywest etc. The Town has a wealth of amenities with the Riverbank Theatre, St. Conleths Park, Curragh Racecourse, restaurants, pubs, schools and superb shopping to include such retailers as Tesco, Dunnes, Penneys, TK Maxx, Lidl, Aldi, Woodies, DID Electrical and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema along with the Japanese Gardens, Kildare Retail Outlet Village only a 10 minute drive offering designer shopping at discounted prices. The area has the benefit of an excellent road and rail infrastructure with the M7 Motorway (Junction 10), bus route from the Main Street and train service from town direct to the City Centre either Heuston Station or Grand Canal Dock.

ACCOMMODATION:

Porch: 4.00m x 2.00m

Reception: 12.00m x 6.30m
With reception desk.

Dining Room: (4.30m x 10.60m)
(7.5 x 4.15) Wood panelled walls, wall lights and 2 sets of french doors to garden.

Store Room: 9.50m x 4.25m
Mahogany surround fireplace with tiled inset parquet floor and french doors to garden.

Office: 6.35m x 1.90m Oak floor

Kitchen: 5.75m x 5.16m
Tiled floor, built-in ground and eye level presses, s.s. sink unit, plumbed, storage presses.

Toilet:
2 x toilets (w.c. & w.h.b.)

Laundry Room:

Bedrooms:
25 bedrooms (all ensuite) typically with built-in wardrobes, wall lights and dressing table.

Observation Room: 6.90m x 6.00m

LEISURE CENTRE:

- * 20 metre Swimming Pool
- * 2 x Jacuzzis
- * Plunge pool
- * Sauna
- * Steam Room
- * Thermium Heat Room
- * Baby pool
- * Showers
- * Gents changing room
- * Ladies changing room
- * Family Changing Room
- * Spinning Studio
- * Gym - Weights & Cardio
- * Assessment Room

OUTSIDE:

Large car parking forecourt, gardens and river frontage.

SERVICES:

Mains water, mains drainage, gas heating, 3 phase electricity, broadband and piped TV.

RATES:

Rates: approx. €12,000 Per Annum.

SOLICITOR:

Daniel J. Reilly Solicitors, Enfield, Co. Meath.
Attn: Gerry Rowley

BER: B3

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CONTACT:

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