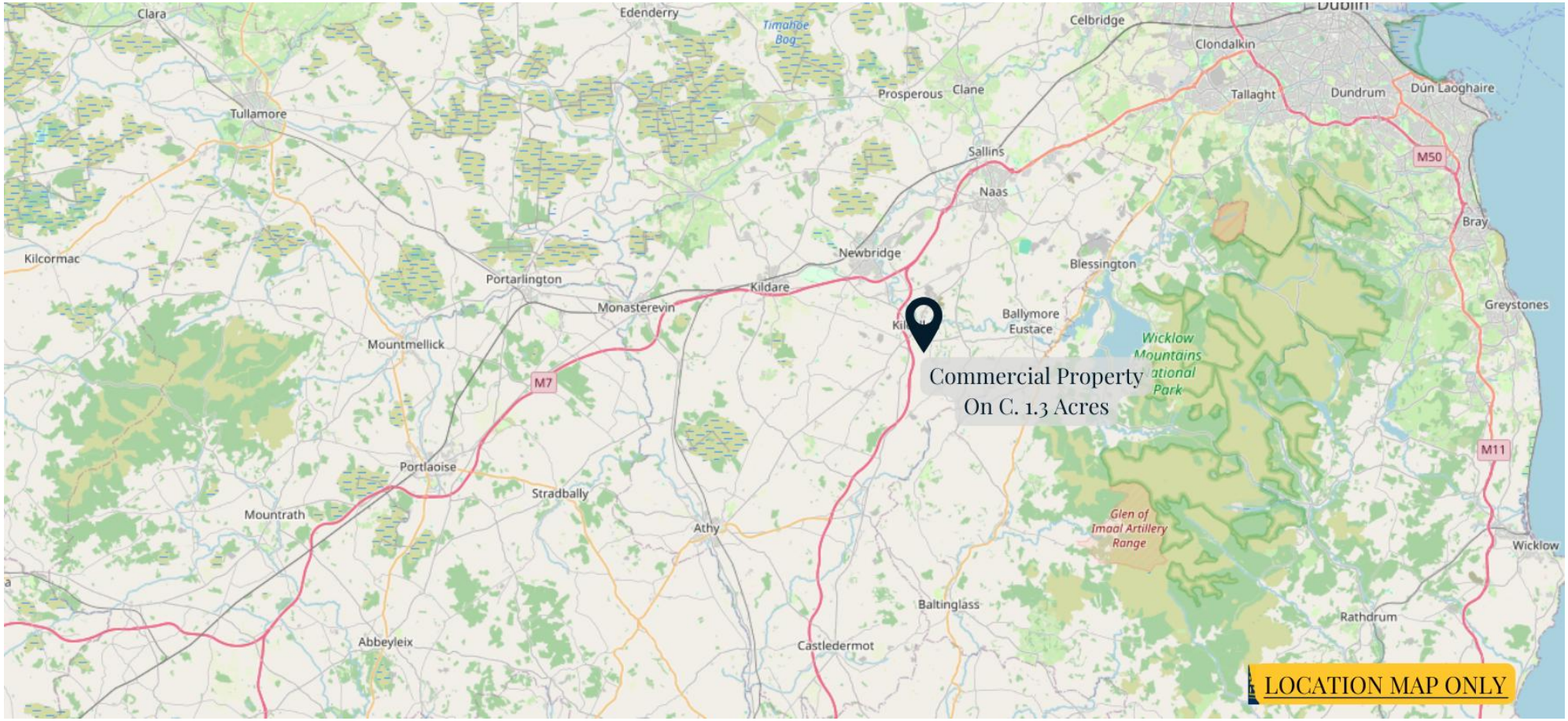

JP&M
DOYLE
INVESTMENT OPPORTUNITY
COMMERCIAL PROPERTY ON C. 1.3 ACRES
Old Carlow Road | Kilcullen | Co. Kildare | R56 XY07
Location Map Only

LOCATION

The property enjoys a convenient and accessible location fronting the Old Carlow Road, approximately 1.5 km south of Kilcullen Town, Co. Kildare. The property benefits from excellent road connectivity, being situated just off the M9 motorway, providing easy access to the surrounding towns and wider region.

Kilcullen offers a range of local amenities and services, while Naas Town is approximately 14 km away and Dublin City Centre is within 52 km. The property's strategic location, with convenient access to the national road network, makes it an attractive proposition for a variety of commercial uses.



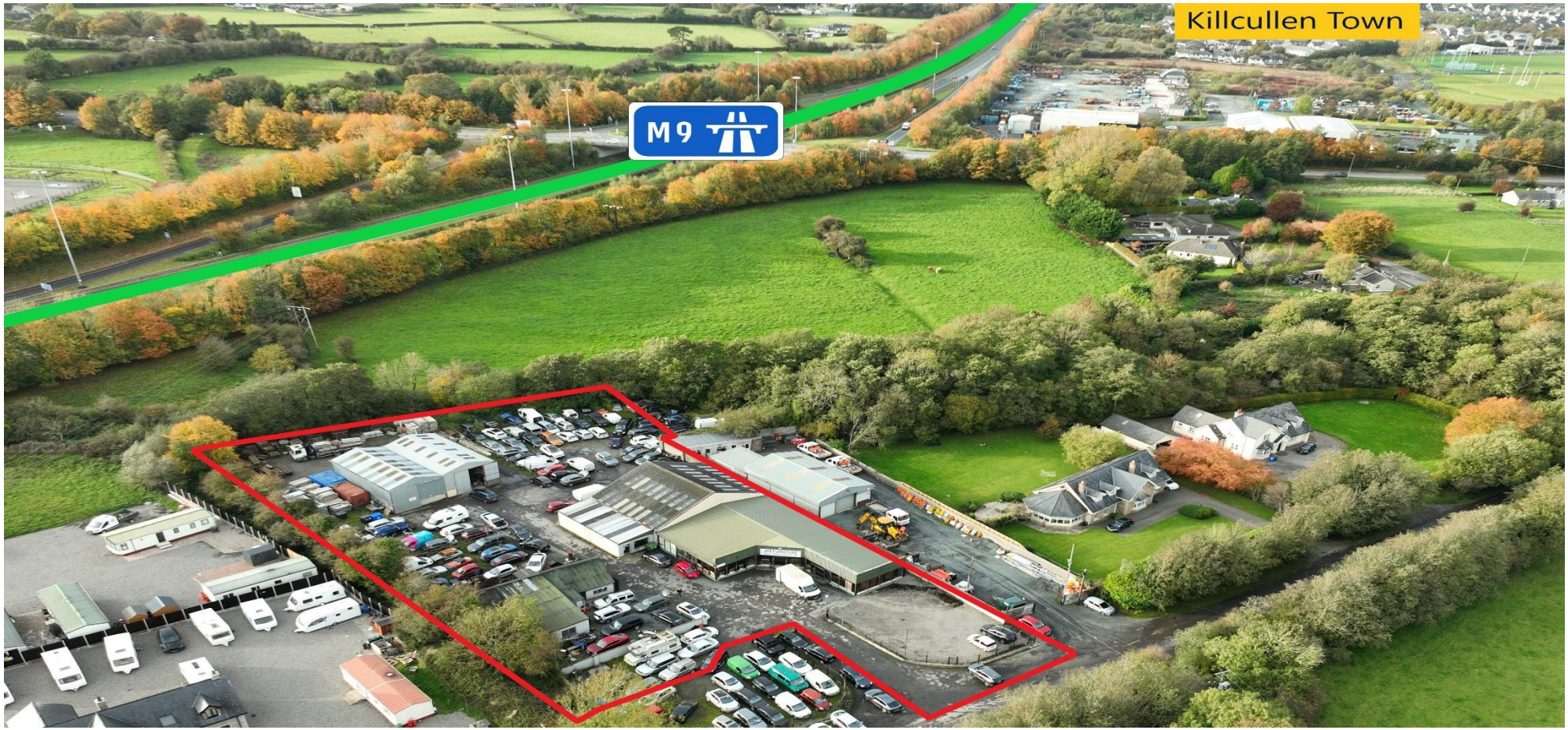
DESCRIPTION

JP & M Doyle are pleased to present this excellent investment opportunity. The entire complex comprises of a substantial yard with Five Buildings extending to approximately 1,016 square Metres/ 10,937 Square Feet on an site area of c 1.3 acres/ 0.53 hectares.

The property comprises a complex of former garage and commercial buildings, previously used as a car sales and repair premises.

The buildings are currently occupied by a variety of tenants and accommodate a range of commercial uses, including car repairs, furniture sales, a mechanic's workshop, a scaffolding yard and two storage units.

The units are currently occupied under short-term expired leases, with a current annual rental income of €50,400, with potential for substantial increases due to current market rents in the area.



ACCOMMODATION

Unit 1

Comprises of a furniture display building incorporating office accommodation and toilet facilities, extending to approximately c. 323 sq. m. rented to JPS Furniture under a short term lease, at a current rent of €15,000 Per Year.

Unit 2

Comprises of two Workshops currently used for car repair purposes, extending to approximately c. 125 sq. m.

rented Paddy Cullen Motors under an expired lease, at a current rent of €6,000 Per Year.

Unit 3

Comprises of workshop/ storage facilities with office accommodation, extending to approximately c. 290 sq. m.

Rented to H&H Motors under an expired lease, at a rent of €12,000 Per Year.

Unit 4

Comprises of a storage unit extending to approximately c. 140 sq. m., including a mezzanine area of approximately c. 35 sq. m.

Rented to Paddy Cullen Cars under an expired lease, at a rent of €6,000 Per Year.

Unit 5

Comprises of a storage unit extending to approximately c.103 sq. m., Rented to JPS Furniture under an expired lease at a current rent of €6,000 Per Year.

Unit 6

Comprises of a hardcore yard currently leased to Ballymore Scaffolding under an expired lease at a rent of €5,400 Per Year.


Naturally Irish Candles
JPS FURNITURE
QUALITY PRELOVED FURNITURE

Unit 2






CAUTION
FORKLIFTS
OPERATING



FOR SALE BY PRIVATE TREATY

GUIDE PRICE
€590,000

BER:
Building: 1 E
Building: 2 E
Building: 3 E
Building: 4/5 F

AGENT:

J. P. & M. Doyle Ltd.
105 Terenure Road East,
Dublin 6
D06 XD29

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PSRA: 002264



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