



## 16-18 Main Street , Leixlip Co. Kildare

- Prime prominent retail premises measuring approximately 112 sq.m (1205.56 sq.ft)
- Excellent frontage to Main Street with dual access
- Off street car parking for 3 cars
- Suitable for any retail or office use
- Bright spacious accommodation with scope to expand.

Retail premises  
approx. 112 sq.m  
(1205.56 sq.ft)

**Guide Price**  
€350,000

Private Treaty





### Additional Information:

- In use as a tile store for past number of years
- Suitable for any retail or office useage
- 3 car spaces to rear
- Close to bus stops and all amenities
- Adjacent to off street parking
- Bright spacious unit in open plan format

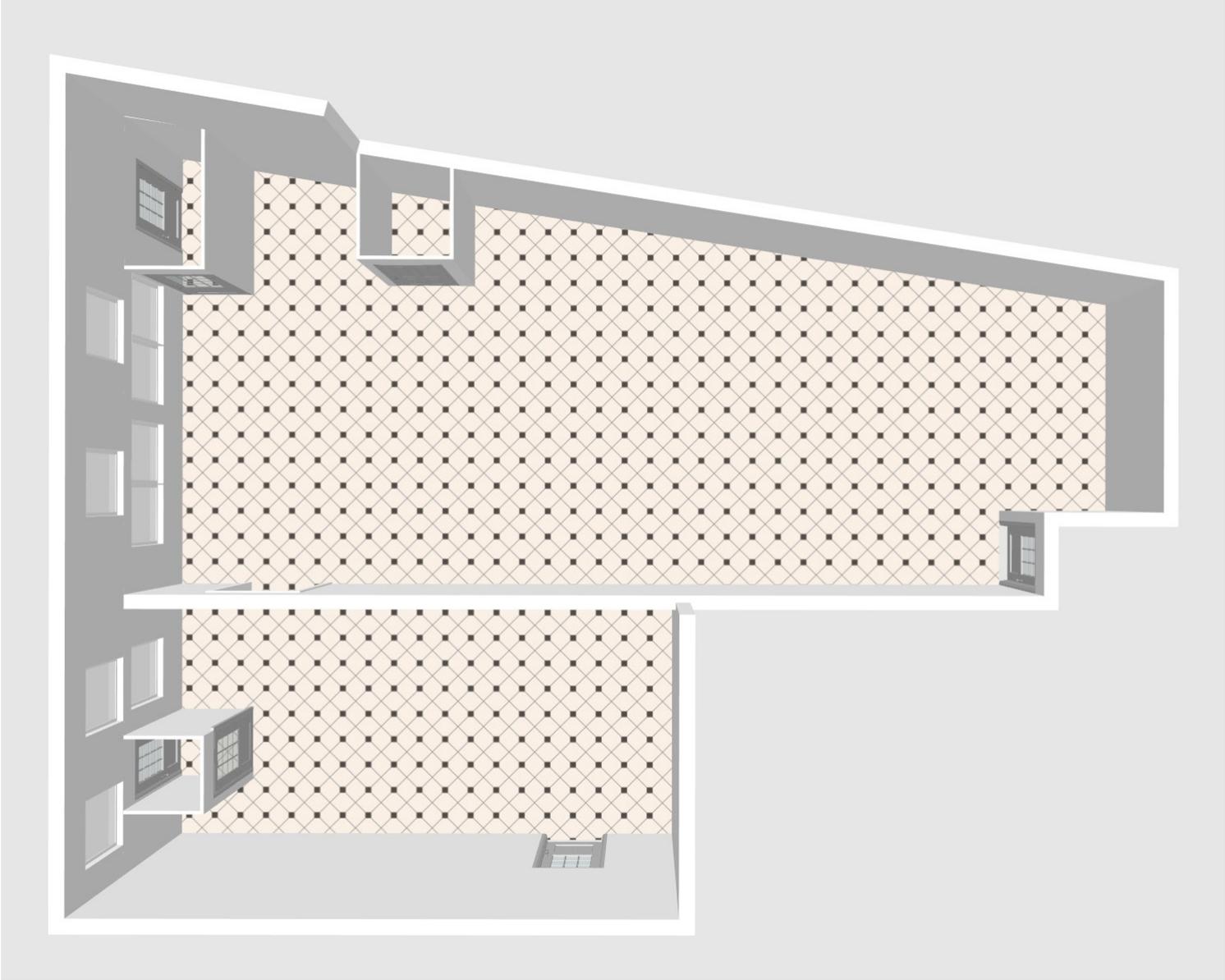
### Services:

Electricity

### Zoning:

Objective B for Town centre in Leixlip local area plan 2020-2023

# Floor Plans



# Location

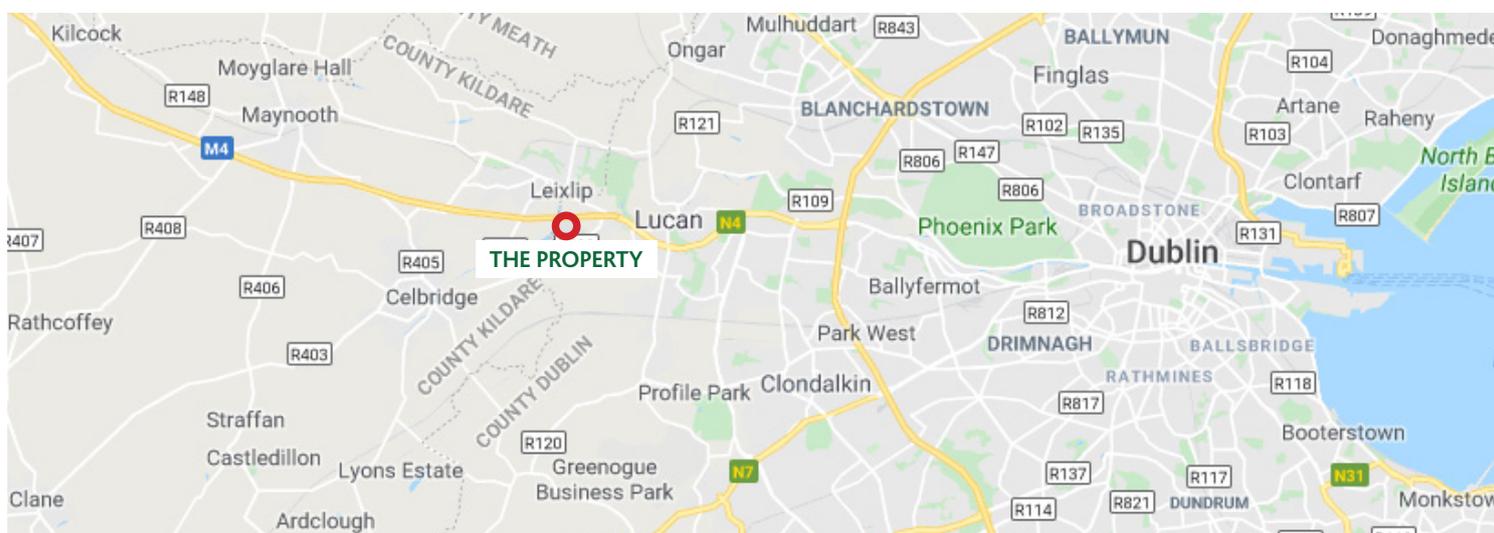
**Coonan**  
PROPERTY

## Location:

The subject property is situated close to the centre of Leixlip Main Street. Leixlip is a popular town located 18km from Dublin City Centre. It is very close to the border with County 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 the National Flight Centre at Weston Airport.

Employers in the town include Intel and Hewlett Packard. Maynooth University is located approximately 8.5km away.

The area is very well serviced by public transport with numerous bus routes running to and from Leixlip (66, 66a, 66b, 66n 66x). There are two commuter train stations Leixlip Confey and Leixlip Louisa Bridge. The subject site has easy access to the M4 motorway giving it superb accessibility to Dublin City, airport and surrounding areas.



## Directions:

From M4 proceed to Main Street of Leixlip. Proceeding towards Dublin continue through Captains Hill traffic lights and property is on left hand side trading presently at Watkins tile store.

**Coonan**  
PROPERTY

**Contact Information:**  
Philip Byrne  
Coonan Property  
016286128

**Viewing**  
Strictly by appointment

**BER D2**

PSRA registration no. 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to [info@coonan.com](mailto:info@coonan.com)



[coonan.com](http://coonan.com)