

TO LET



**PRIME RETAIL PROPERTY ON PIVOTAL CORNER POSITION**

**MAIN STREET,  
NEWBRIDGE,  
CO. KILDARE.**

**GUIDE PRICE: €50,000 P.A.**

- **Ground Floor – c.159 sq.m.**
- **First Floor – c.88.5 sq.m.**

## NEWBRIDGE TOWN CENTRE

### Location:

The property occupies a high profile corner position on the intersection of Henry Street and Main Street in the town centre. Situated in a very busy thoroughfare opposite the Whitewater Shopping Centre with adjoining retailers in the area such as Carphone Warehouse, Paddy Powers, Boyle Sports, Michael Murphys, Penneys, Costa Coffee, Newbridge Credit Union, Vodafone and T.K. Maxx to name but a few. The Whitewater Shopping Centre with 60 retail outlets, foodcourt and cinema including Debenhams, Marks & Spencer, Boots, Easons are opposite the subject unit with a pedestrian access and also access to a multi-storey car park. The property is within walking distance of all amenities, banks, post office, pubs, restaurants etc.

Newbridge is a large provincial town only 43km south west of Dublin with the benefit of M7 Motorway access at Junction 10 or 12, bus route available from the Main Street and rail service from town direct to the City Centre (30 minutes). The town has experienced rapid growth in terms of both residential and commercial development since early 2000 and is an important service centre for Co. Kildare, on one of the busiest traffic corridors in the country. Newbridge is a bustling town 11km from Naas and 8km from both Kildare and Kilcullen. Existing employers in the area include Pfizer Pharmaceuticals, Bord na Mona, Oral-B, Lily O'Brien's Chocolates, The Defence Forces and the Bloodstock Industry.

### Description:

The subject property comprises an end terrace corner pivotal property on a busy main thoroughfare. On the ground floor there is an open plan retail unit with storage/offices overhead. The retail unit has large display windows on both the Main Street and Henry Street with access to the retail unit from both streets.





## Accommodation:

	Sq.m.	Sq.ft.
Ground	c.159	c.1,711
First	<u>c.88.5</u>	<u>c.952</u>
Total	c.247.5	c.2,664

**Guide Price: €50,000 P.A.**

## Rates:

On application.

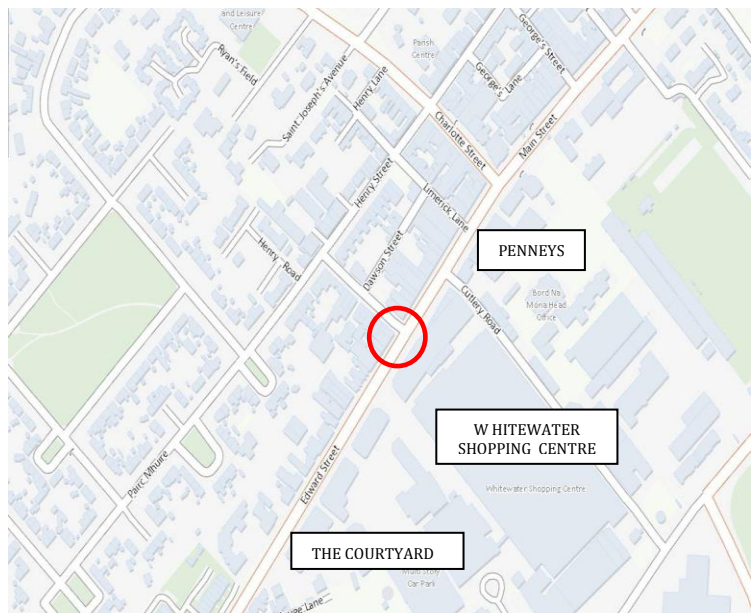
## BER Certification:

## Services:

We understand the property is serviced by mains services to include water, sewerage, electricity and phone.

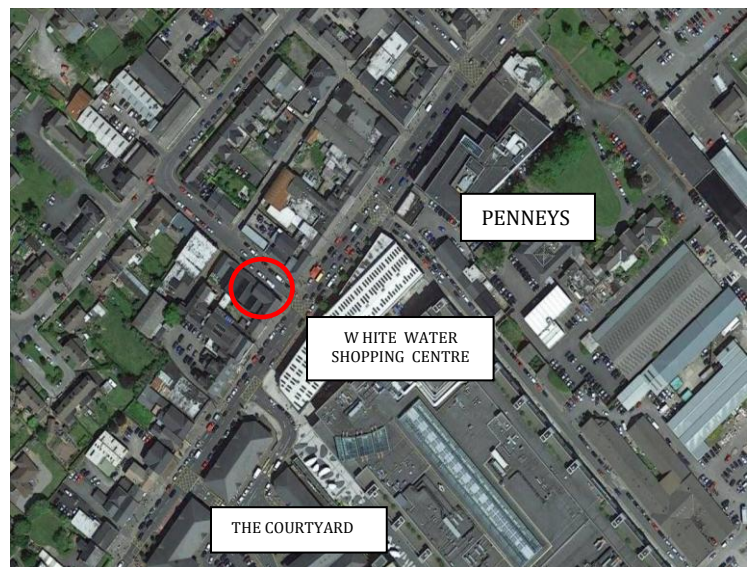
## Viewing:

Strictly by appointment with sole selling agents.



## Further Information:

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