

# Commercial

# Coonan

PROPERTY



## AIB Premises, Main Street, Celbridge, Co. Kildare (Tenancy Unaffected)

- High profile commercial property investment with a secure, long-term lease to AIB
- Located on the busy Main Street of Celbridge with the benefit of rear carpark
- Property comprises a 2 storey building extending to approx. 3,192 sq.ft (297 sq.m) includes entrance lobby, banking hall, secure cash room, boardroom and 3 interview rooms
- Current passing rent of €87,000 per annum. Currently let on a 20 year lease from February 2010 to AIB with rent review every 5 years

High profile  
commercial property  
investment

Guide Price:  
**€1,050,000**

Private Treaty

# Accommodation

The property comprises a two storey building extending to approx. 3,192 sq.ft. (297 sq.m.), currently utilised as a bank premises.

## FIRST FLOOR

Entrance Lobby	2.8m x 1.84m	
Banking Hall	6.47m x 5.36m, 8.91m x 1.21m, 2.64m x 3.06m	Open plan hall with teller desks, reception area, ATM facilities and storage areas
Secure Cash Room	2.88m x 3.63m	
Board Room	3.96m x 4.07m	
Corridor	8.91m x 2.70m, 4.79m x 3.54m	
Interview Room 1	3.06m x 2.08m	
Interview Room 2	3.06m x 2.08m	
Interview Room 3	3.06m x 2.08m	
Stairs	4.2m x 1.02m	

## FIRST FLOOR

Kitchen \ Canteen	3.50 x 4.86	Fully fitted kitchen
Office 1	4.60 x 6.54	
Office 2	2.30 x 2.68	
Office 1	3.90 x 3.37	
Ladies locker & WC	3.98m x 4.00m	W.h.b. and w.c.
Hallways	5.13 x 1.98, 7.13 x 1.0	Includes storage and recessed areas

# Accommodation

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## Location:

Celbridge is a popular commuter town in north Co. Kildare located less than a 30 minute drive to Dublin airport and Dublin city centre. It's population has risen in recent years due to it's close proximity to Dublin and other commuter towns such as Maynooth and Leixlip.

The town has excellent transport links including access to the M4 motorway, regular buses and the Hazelhatch and Celbridge train station. The property is ideally located on the busy Main Street which is in walking distance to local amenities such as schools, shops, restaurants, sports clubs and the entrance to Castletown Estate

The wider area is home to many multinational businesses including Intel in Leixlip, Celbridge Business Park, Kildare Innovation Campus and Maynooth University is 8km away.

## Services:

- ESB
- Air-conditioning

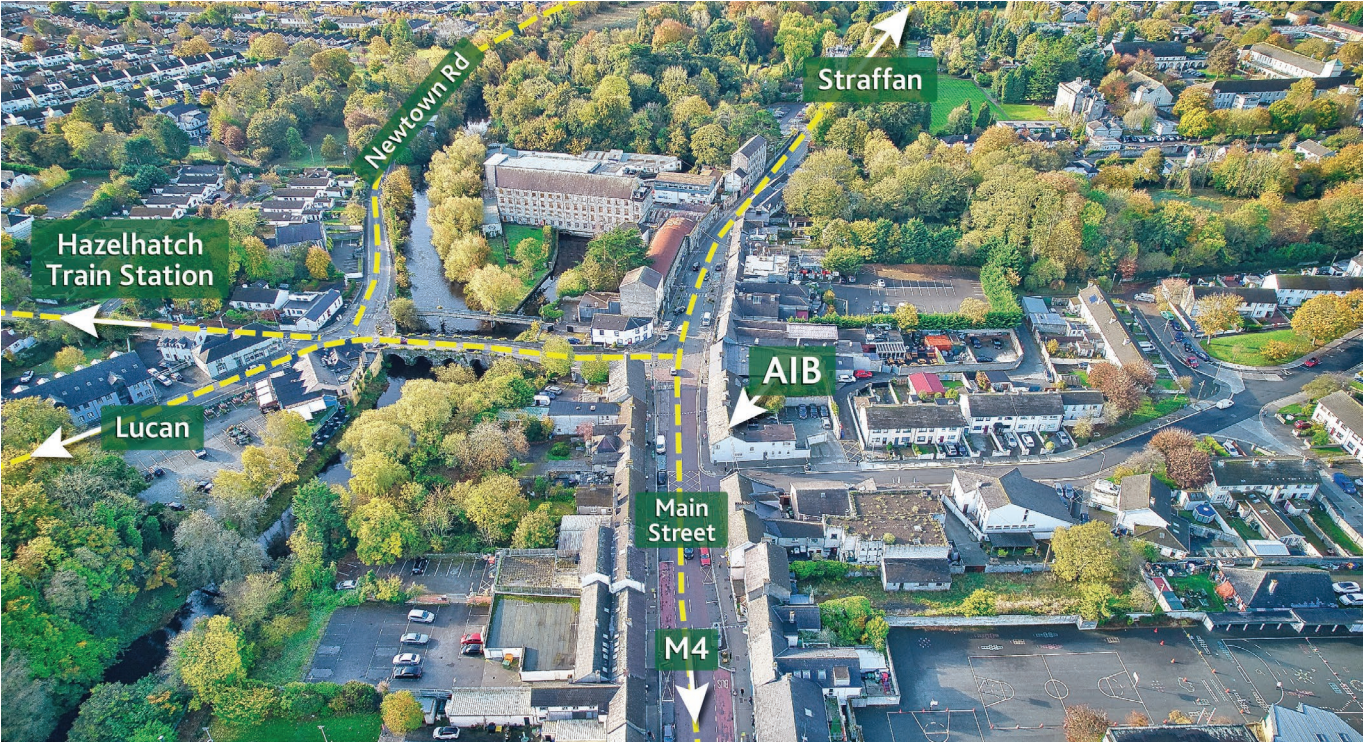
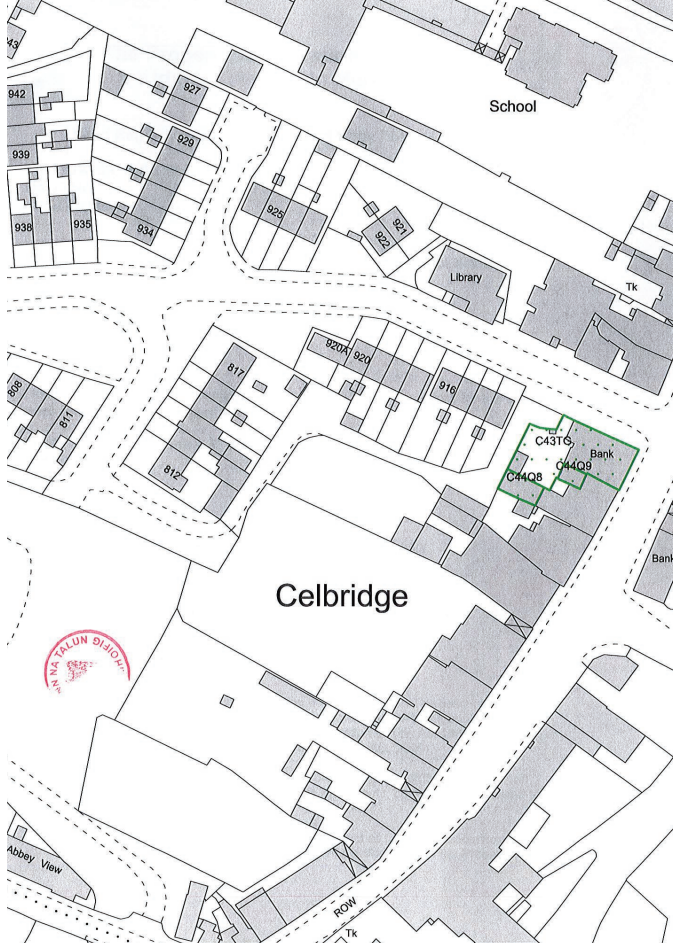
## Tenancy:

The entire property and carpark is leased to Allied Irish Banks on a 20 year lease from 26th February 2010. The annual rent is currently €87,000 with rent reviews every 5 years, with a review due in 2025.

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

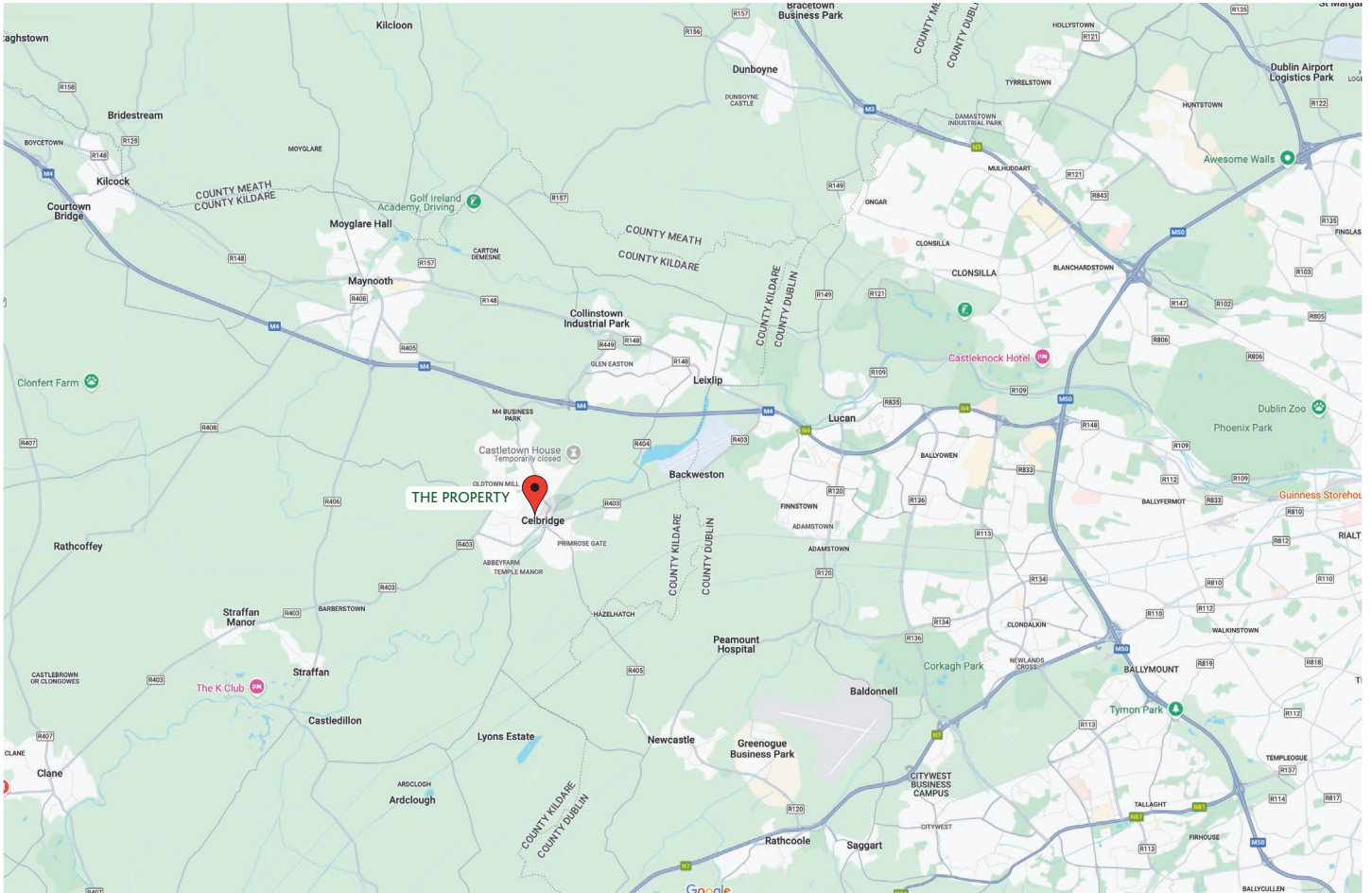


# Location



# Directions

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## Directions

Eircode: W23 TF70



## Viewing

By appointment only at any reasonable hour



## Contact information:

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