



GROUND FLOOR RETAIL/OFFICE UNIT

**EYRE STREET, NEWBRIDGE, CO. KILDARE
W12 Y968**

RENT: €1,000 per month (Excl. VAT)

TO LET

c. 48.3 sq.m. / c. 520 sq.ft.

**EXCELLENT TOWN CENTRE
LOCATIONS**



PSRA Reg No. 001536

FOR LET

GROUND FLOOR RETAIL/OFFICE UNIT EYRE STREET, NEWBRIDGE, CO. KILDARE W12 Y968

FEATURES:

- Central location near Post Office and Bank of Ireland, leading to substantial footfall.
- Located close to Whitewater & Courtyard Shopping Centres and multi-storey carparks.
- Ground Floor: approx.. 48.3 sq.m. (c. 520 sq.ft.).
- 1 designated carparking space.
- Suit a variety uses.

DESCRIPTION:

The property comprises a prominent ground floor retail unit fronting directly onto Eyre Street. The unit, mainly provides open plan accommodation with retail area, back hall, kitchenette, toilet and shared courtyard area to the rear. The property benefits from the availability of one designated carparking space and street parking to the front.

LOCATION:

The property is situated on Eyre Street, which runs parallel to Main Street in Newbridge Town Centre. The property is within easy walking distance of Main Street and all of the major occupiers of the town including the main banks (AIB and BOI), Credit Union, the Whitewater Shopping Centre (Frasers, Sports Direct, Marks & Spencers, Easons and Boots), the Post Office, TK Maxx and Penneys. The immediate surrounding area is predominantly commercial in nature with a mix of retail and office use.

Newbridge is a large provincial town only 43 km from Dublin with direct motorway and rail access (30 minutes). The Town has experienced rapid growth in terms of both residential and commercial development in recent years and is an important service centre for Co. Kildare, on one of the busiest traffic corridors in the country. Existing employers in the area include Wyeth Medica Ireland, Bord na Mona, Oral B, The Defence Forces, Comerfords Bakery, Lily O'Briens, Lidl Distribution Centre, Penneys Distribution Centre and the Racing and Breeding Industry.

ACCOMMODATION:

Retail (Net Internal Area) 48.3 sq.m. 520 sq.ft.

LEASE TERMS:

Flexible lease terms available.

QUOTING RENT:

€1,000 per month plus VAT

RATE:

Approx. €1,720 per annum

SERVICES:

All mains services connected or available.

BER: D1 **BER NO:** 800570913

CONTACT:

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VIEWING BY APPOINTMENT



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