

For Sale By Auction

Former RIC Barracks / Garda Station



Former RIC Barracks / Garda Station Main Street Rathangan Co. Kildare

- Formerly RIC Barracks and later Garda Station
- Built c. 1790
- Listed in Record of Protected Structures
- Three-storey over basement
- Prominent position fronting on to Main Street
- Exempt from Stamp Duty

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Location

Rathangan is a growing commuter town located in West Co. Kildare, approximately 10km North of Kildare Town, 25km West of Naas, and 60km Southwest of Dublin City, which is also along the Grand Canal and the Slate River. Transport via the R401 & R413 roads provides access to the M7 motorway at junction 12; which in turn provides direct access to the National motorway network. The town is served by all amenities including educational, leisure and shopping facilities. The subject property is situated on Main Street within the Rathangan historical core. The property is zoned Town Centre under the Kildare County Development Plan 2017-2023.

Description

The property comprises a listed end of terrace three-storey over basement former Garda Station constructed circa 1790 as a barracks for the Royal Irish Constabulary. The property is accessed from Main Street via a square-headed door opening with a timber panelled door approached by a flight of stone steps with an original cast-iron boot scraper. A laneway at the eastern end of the building provides access to the garden through a brick-arch gated entrance. The garden is enclosed by masonry walls and forms part of a site with a total area of 0.11 hectares (0.28 acres). The building measures 216.7 sq. m. (2,332 sq. ft.) above ground with 42.3 sq. m. (455 sq. ft.) at basement level. The building retains many original features such as its timber sash fenestration, cast-iron rainwater goods, and stone sills, but requires complete restoration.

We are advised that the property is Stamp Duty Exempt.

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Accommodation

Description	Sq. m (Sq. ft.)
Ground Floor	77.5 sq. m (834 sq. ft)
First Floor	69.6 sq. m (749 sq. ft)
Second Floor	69.6 sq. m (749 sq. ft)
Basement	42.3 sq. m (455 sq. ft)
Total	259 sq. m. (2,787 sq. ft.)



Auction Date & Time

Thursday 26th September 2019 @ 3pm

Auction Venue

O'Neill & Co. Offices
Trident House
Dublin Road
Naas
Co. Kildare

AMV

On Application

Solicitor

Catherine King
Chief State Solicitor's Office
Osmond House
Little Ship Street
Dublin 8

Ph: 01 417 5101

BER

BER Exempt

Viewing

By appointment only



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