



**Unit 1 Sallins Town Centre
Clane Road
Sallins
Co. Kildare**

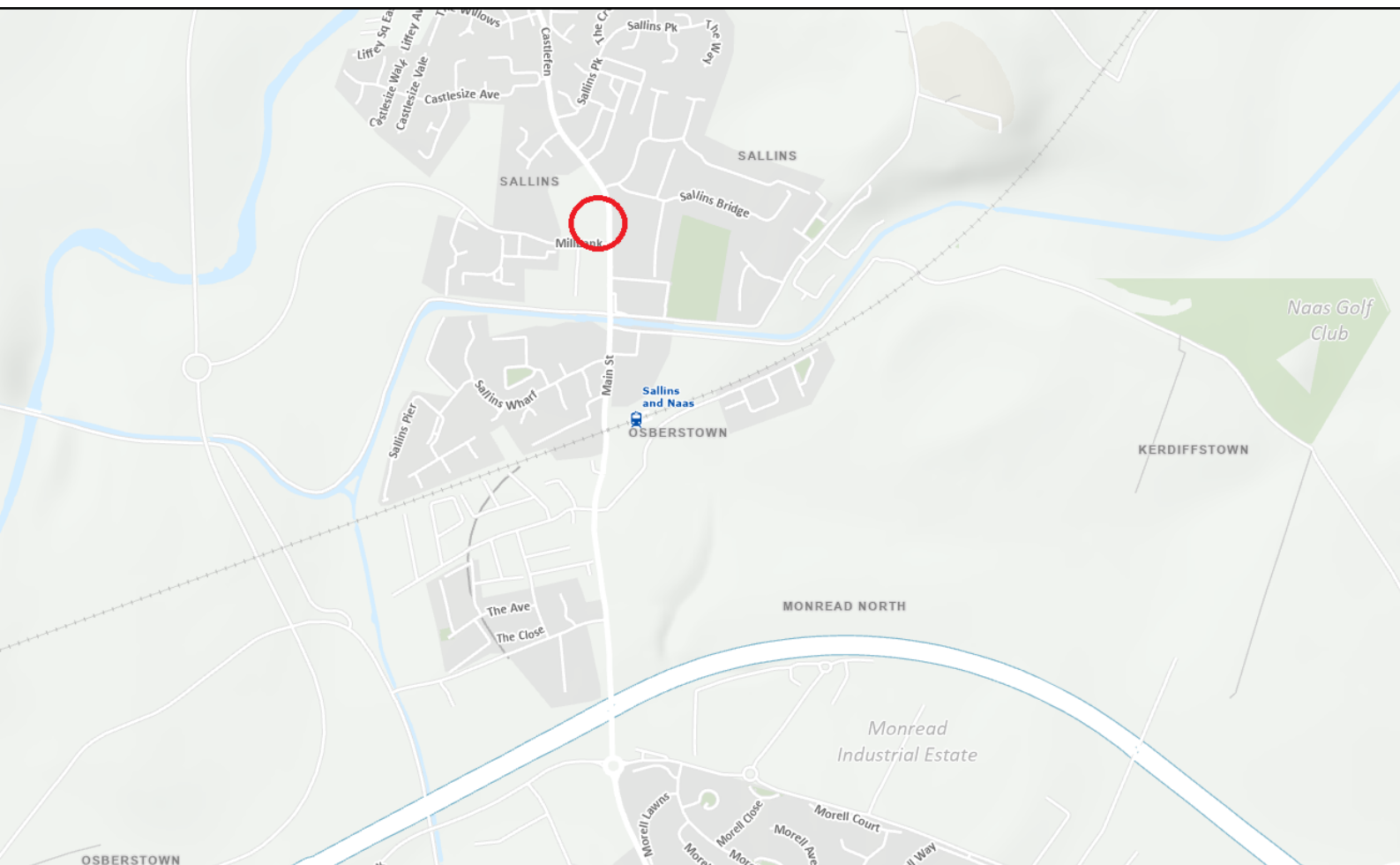
- Ground Floor Retail Unit
- 46 sq. m. (495 sq. ft.)
- Excellent Frontage
- Car Parking
- M7 (Via Sallins Bypass): 4 mins
- Naas: 10 mins

O'Neill & Co.
Chartered Surveyors & Auctioneers Ltd.
Trident House
Dublin Road
Naas
Co. Kildare

 +353 (0)45 856 604
 www.oneillandco.ie

Contact
Stephen Keeler
 085 717 1593
 stephen@oneillandco.ie

Contact
John Newcombe
 087 384 8527
 john@oneillandco.ie



Location

Sallins village is located along the Grand Canal approximately 3km from Naas, 28km south west of Dublin City Centre & 34km from Dublin Airport. Transport and communications are excellent with the M7 motorway providing direct access via the M50 and National motorway network. Sallins railway station provides numerous trains each day to Dublin (Heuston Station) as well as a regular bus service. Sallins has become an established residential location and is convenient to many sporting and recreation facilities including the K Club, as well as Punchestown and the Curragh Racecourses.

Description

The subject property comprises a ground floor retail unit extending to 46 sq. m. (495 sq. ft.).

The property has excellent frontage onto the Clane Road. The unit is fitted internally with carpeted floor coverings, a suspended ceiling, LED lighting, electric heating, a toilet and an intruder alarm. The property has front and rear access as well as car parking to the front and rear.

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Commercial Rates

NAV: €8,220

ARV: 0.2313

Total: €1,901.29

Quoting Price

On Application

BER



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