

FOR SALE (By Private Treaty)



**MIXED USE INVESTMENT PROPERTY
(GROUND FLOOR & BASEMENT RETAIL UNIT & 1st & 2nd FLOOR OFFICES)**

**EDWARD STREET
NEWBRIDGE
CO. KILDARE**

LOCATION

The subject property occupies a high profile location on Main Street also known as Edward Street, in Newbridge Town Centre. The property is within easy walking distance of all the major occupiers in the town including all the Main Banks, the Whitewater Shopping Centre (Debenhams, Marks & Spencer, Boots, Easons), the Post Office and Penneys. The immediate surrounding area is predominantly commercial in nature with a mix of retail, banking 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 Pfizer Ireland, Bord na Mona, Oral-B, The Defence Forces, and the Racing and Breeding Industry.

DESCRIPTION

The property comprises a two storey over basement mid terrace building providing a lock up ground floor & basement retail unit with own door office accommodation overhead. The retail unit provides open plan retail shop to the front rear storage area together with a small rear yard with small utility area and w.c and storage in the basement. The own door office accommodation provides a reception room, two consultation rooms, kitchenette, w.c on the first floor and two storage rooms on the second floor.

ACCOMMODATION: (GIA)

	Sq.m.	Sq.ft.
Ground:	34.8	375
Basement:	30.7	330
First:	55.7	600
Second:	17.5	188
Total	138.7	1,493



TEANACY:

First floor & Attic is occupied since July 2011 by "Life Wellness Company Limited" on an informal basis (with renewal rights) at a passing rent of €6,750 p.a.

Balance of Property – Vacant Possession.

QUOTING PRICE:

€250,000 (excl. VAT)

TITLE:

Freehold (assumed)

SERVICES:

All mains services connected or available.

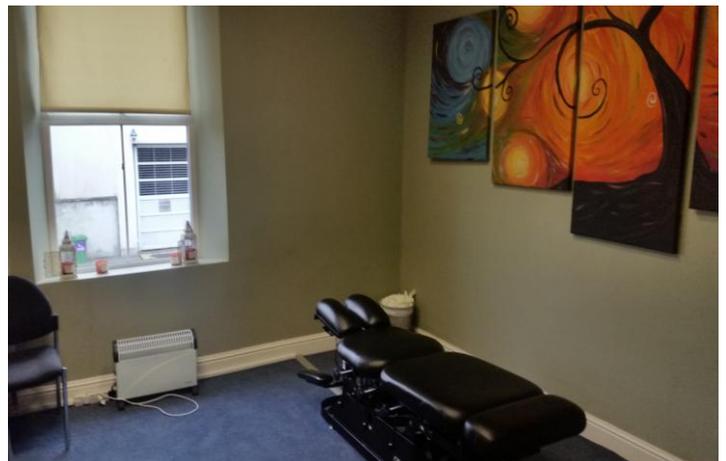
BER CERTIFICATION:

BER Ratings: C2 – G

(BER Certificates available on request)

VIEWING:

Strictly by appointment with sole selling agents.



CONTACT:

Stephen Talbot

stephen@jordancs.ie

These particulars are issued by Jordan Auctioneers & Chartered Surveyors for guidance purposes only on the understanding that any negotiations respecting the property mentioned are conducted through them. These particulars are not intended to form any part of any offer or contract. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, and intending purchasers should satisfy themselves by inspection or otherwise to their correctness. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. © Jordan Auctioneers & Chartered Surveyors 2016. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007516 © Government of Ireland.