



3 New Row  
Naas  
Co. Kildare

# Retail - To Let



692 sqft (64.3 sqm)



Town Centre



Air Conditioning



## PROPERTY FEATURES

- Ground & First Floor Retail Unit
- Extends to 64.3 sqm (692 sqft)
- Central location adjacent South Main Street
- Excellent Passing Footfall



## ACCOMMODATION Sq.m. (Sq.ft.)

Measurement Application – Net Internal Area (NIA)

Ground Floor	33.5 (360.7)
First Floor	30.8 (331.5)
Total:	64.3 sqm (692.3 sqft)

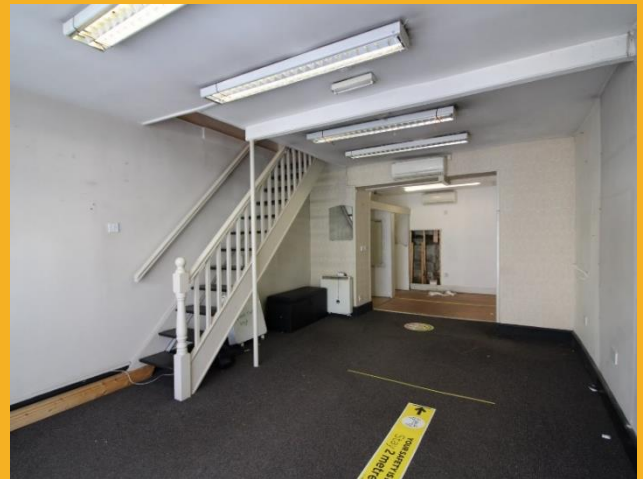
Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

## RATES & SERVICES

Rateable Valuation	Annual Service Charges
€9,220	On Application

## LOCATION

The subject properties are located in a central position at the junction of New Row and South Main Street, Naas, in the heart of the town's busy commercial centre. Naas is the administrative capital of County Kildare. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. The town is situated on a national transportation corridor and is serviced by the M7/M9 arterial route linking major urban centres including Dublin, Limerick, Cork & Waterford. Naas Town centre has developed as a prime retail location within Kildare County.



## DESCRIPTION

The subject property comprises a retail unit extending to 64.3 sq. m. (692 sq. ft.). The property is laid out over two floors and has laminated floor coverings, air conditioning, changing rooms and a large window display with good frontage onto the corner of New Row & South Main Street. The property lends itself to various types of retail use.

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