



Hair & Beauty Studio  
Millbrook  
Naas  
Co. Kildare

To Let

**BER D2**



784 sqft (72.84 sqm)



Car Parking



Central Location

The subject property comprises a detached ground floor retail unit that is currently fitted as a hair and beauty salon.

## PROPERTY FEATURES

- Fitted Hair & Beauty Studio
- Extends to 72.8 sqm (784 sqft)
- Ample Car Parking
- Security Shutters





## LOCATION

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 centers including Dublin, Limerick, Cork & Waterford. Naas Town centre has developed as a prime retail location within Kildare County and has attracted many high street retailers including Boots, Meadows & Byrne, Eddie Rockets & Costa Coffee. The subject property is located at Millbrook which is situated off Corbans Lane close to South Main Street.

## DESCRIPTION

The subject property comprises a detached ground floor retail unit that is currently fitted as a hair and beauty salon. The property extends to 72.8 sq. m (784 sq. ft.) is laid out to provide reception, salon area, treatment room, office, toilet and kitchen facilities. The unit is fitted with salon equipment including chairs, mirrors and washing basins. There are roller shutter security doors fitted to the property. There is ample car parking available around the property.

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

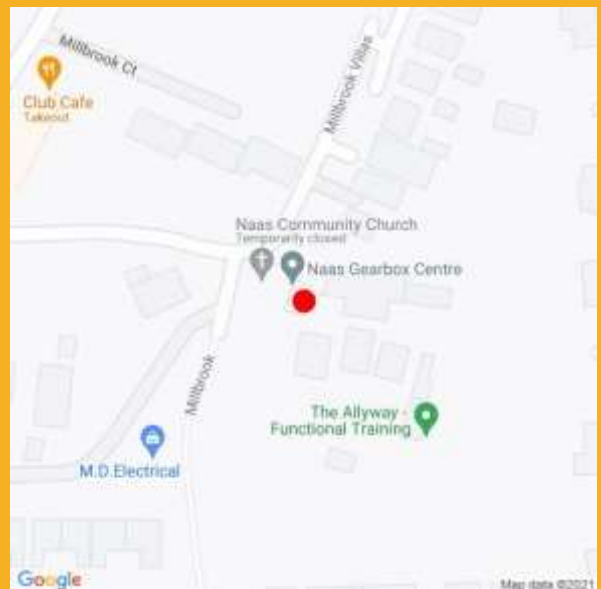
Measurement Application - Gross External

Salon	72.8 sqm (784 sqft)
<b>Total:</b>	<b>72.8 sqm (784 sqft)</b>

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

## RATES & SERVICES

Rateable Valuation	Annual Service Charges
€11,110	N/A



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