

Main Street
Caragh
Naas
Co. Kildare

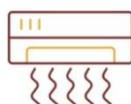
To Let



422.8 Sq.m
(4,551 Sq.ft)



Parking



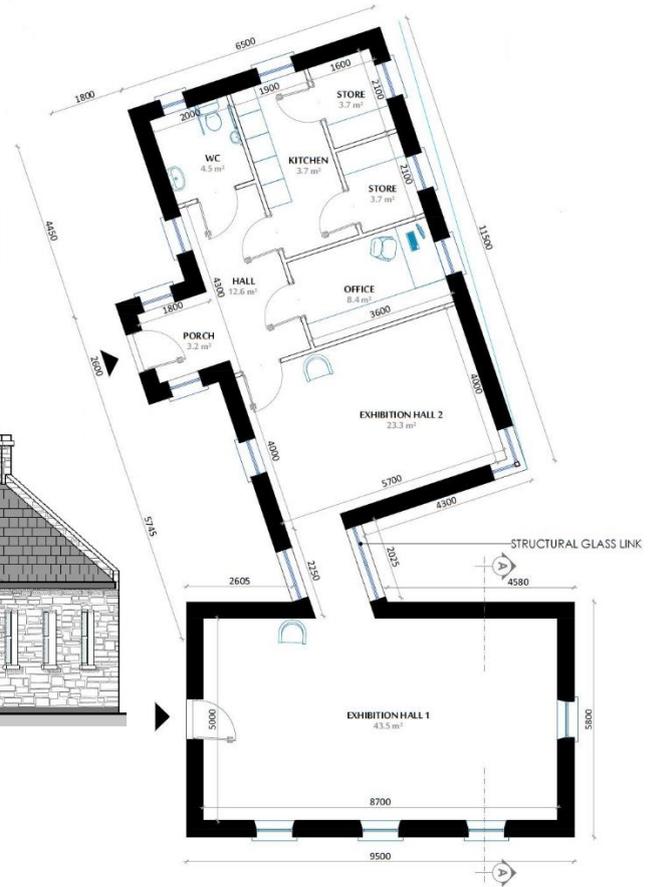
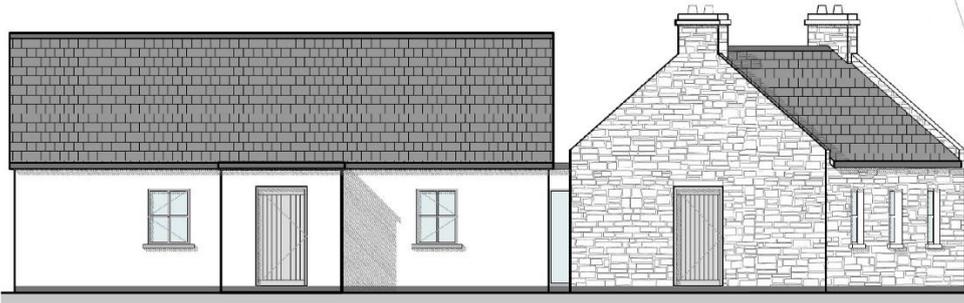
Air Conditioning

Medical Centre
Pharmacy
Veterinary Surgery

PHARMACY FLOOR PLAN

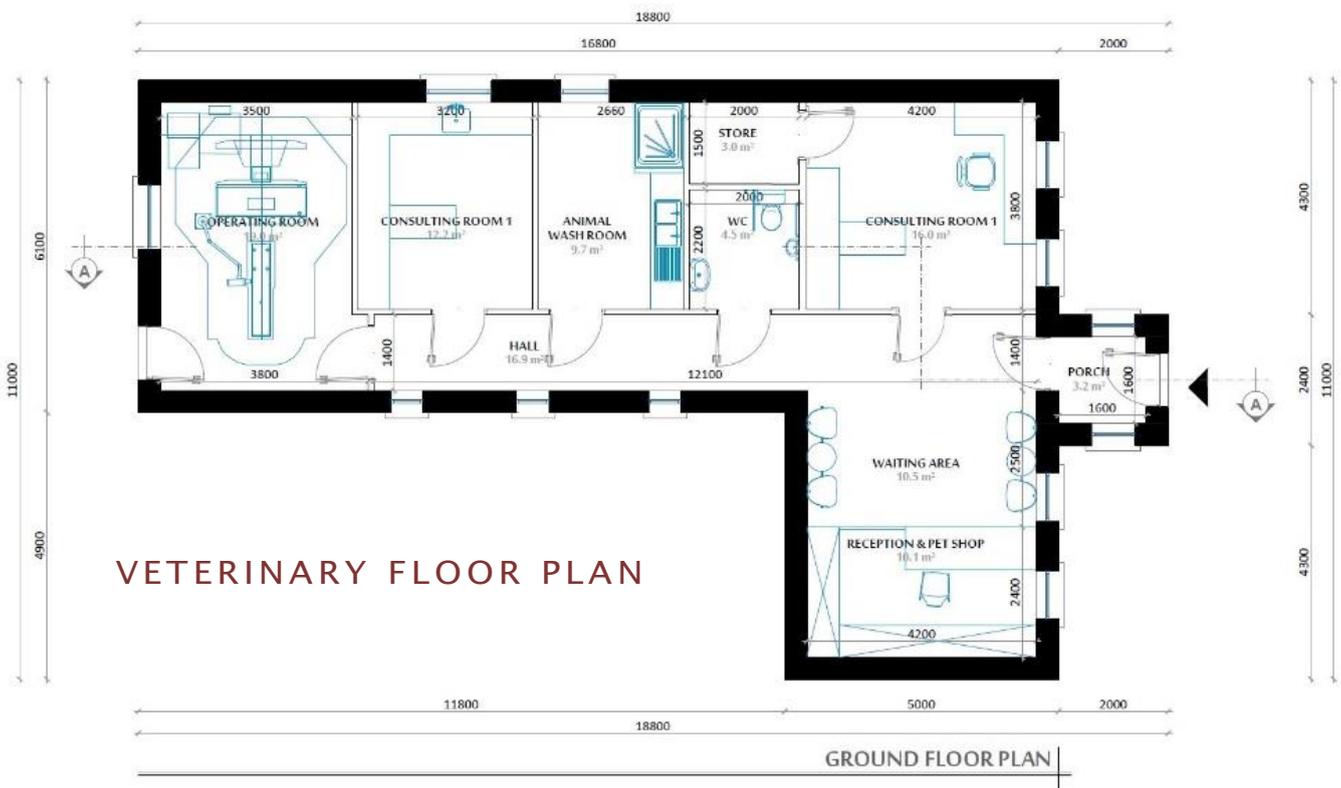
Pharmacy

The subject property comprises a pharmacy unit. The unit is laid out to provide a retail area, office and staff facilities over ground floor level.



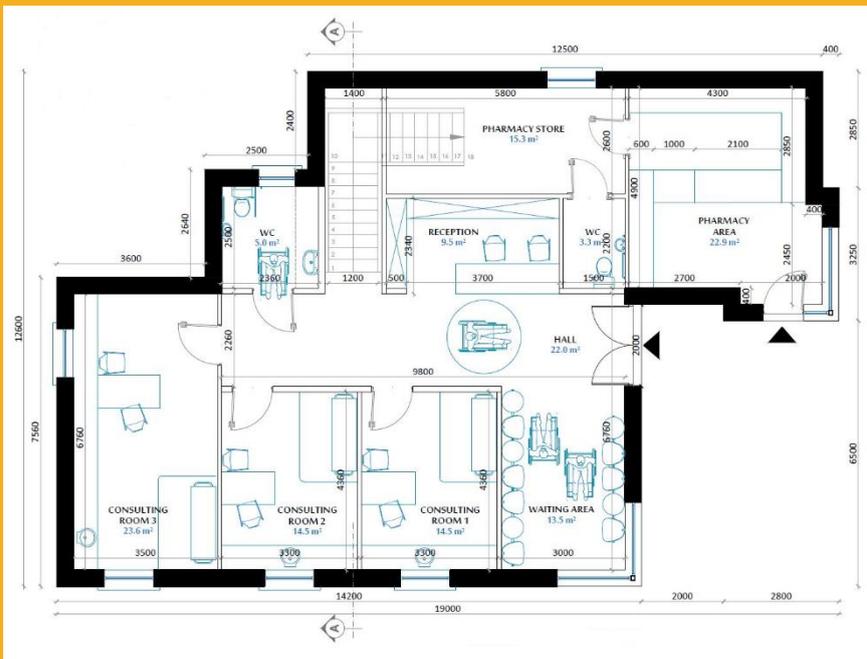
Veterinary Surgery

The subject property comprises a reception & pet shop, waiting area, WC, store room, 2 consulting rooms, animal wash room, and operating room.

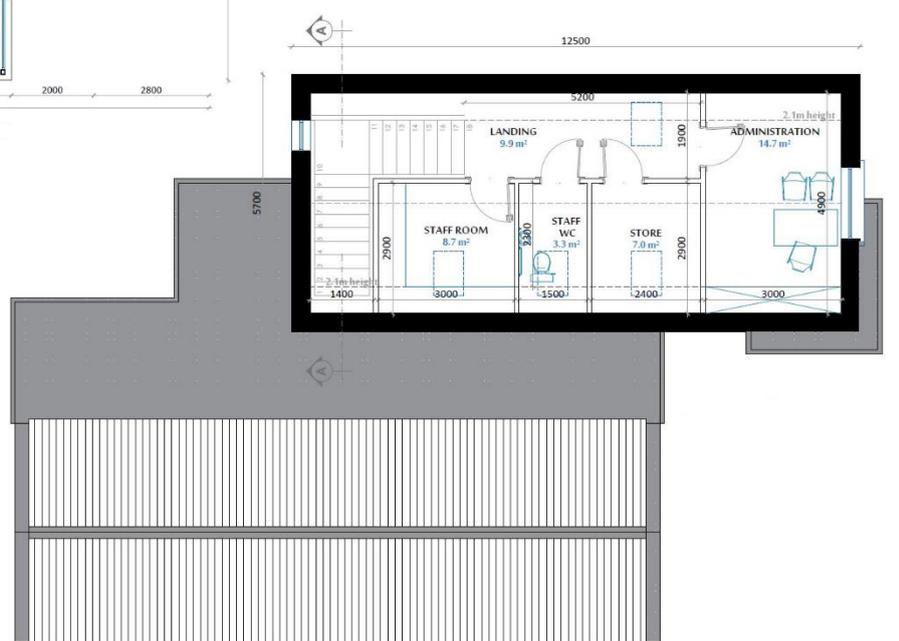


Doctor Surgery

The subject property comprises a newly constructed doctor surgery. The unit is laid out to provide various consultation, administrative and staff facility rooms over ground and first floor level.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PROPERTY FEATURES

- Newly constructed
- Fantastic business opportunity
- Located in the centre of Caragh village
- Designed specifically for each use
- Car parking

LOCATION

Caragh Village is situated some 5km from Naas Town Centre. The village has developed over the last decade with numerous new residential developments being constructed. In addition commercial development also took place to cater for the influx of population. The village has a Centra supermarket, crèche, filling station, hair salons, take away, school and church along recreational facilities. The subject property is located on the Main Street within the nucleus of the village. Naas is situated some 33 kilometres south of Dublin City Centre 17 kilometres from Newbridge and 22 kilometres from Kildare Town.

ACCOMMODATION Sq.ft. (Sq.m.)

Measurement Application - Gross External

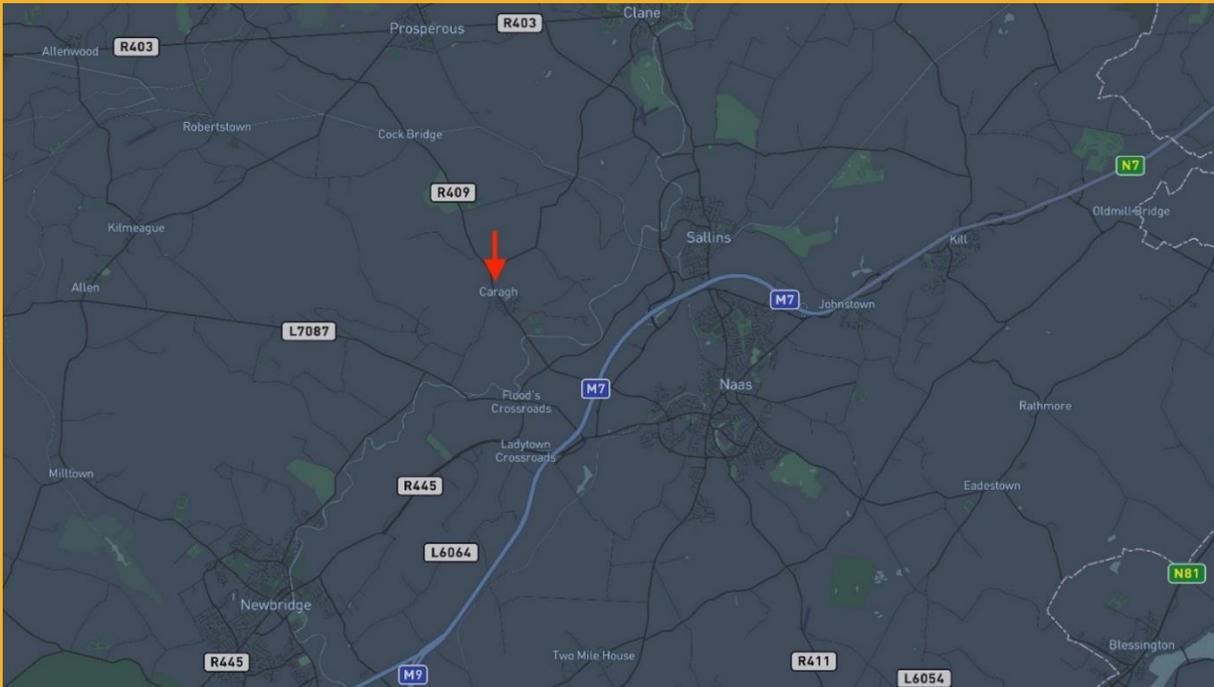
Pharmacy	111.2 sq. m / 1,197 sq. ft
GP / Medical Practice	203.3 sq. m / 2,188 sq. ft
Veterinary Practice	108.3 sq. m / 1,166 sq. ft
Total	422.8 sq. m / 4,551 sq. ft

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

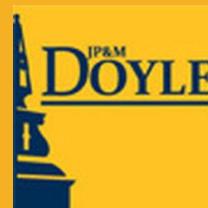
RATES & SERVICES

Rateable Valuation	Annual Service Charges
N/A	On Application

QUOTING RENT: On Application



Agent: **Darac O'Neill**
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DISCLAIMER

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