

To Let

Ground Floor Retail Unit



Unit 1 Henry Street Newbridge Co. Kildare

- Central Location just off Main Street, Newbridge
- Good levels of passing footfall
- Suitable for a variety of uses

Accommodation

Description	sq. m. (Sq. ft.)
Retail Unit	56.5 sq. m. (608 sq. ft.)
Total	56.5 sq. m. (608 sq. ft.)



Rates & Services

Rateable Valuation	Annual Service Charge	BER
€10,160	N/A	BER C1



Rent

We are instructed to seek offers in the region of €12,000 per annum exclusive

Viewing

By appointment only

Location

Newbridge is situated some 38 km from Dublin City Centre 17 km from Naas and is one of the largest urban centres in the county. Located within the greater Dublin Region the town has witnessed a dramatic increase in the population over the past ten years and the general area serves as an important commercial and services centre for the county. The subject property is located on Henry Street in Newbridge which is a busy area situated just off the Main Street. The property is in a very central location a short distance from Main Street and Whitewater Shopping Centre; and is easily accessible with plenty of on-street parking available. The property is also close to the train station.

Description

The subject property comprises a ground floor retail unit extending to 56.5 sq. m. (608 sq. ft.) fronting on to Henry Street, Newbridge. The property has timber floor coverings, plastered walls, with a large window display and good frontage on to Henry Street. The property is fitted with an intruder alarm and has 3 phase electricity. The property lends itself to all types of retail use and is available for immediate occupation.

For further information contact:

Darac O'Neill

☎ 045 856 604
 📞 087 965 6063
 ✉ darac@oneilandco.ie

Stephen Keeler

☎ 045 856 604
 📞 085 717 1593
 ✉ stephen@oneilandco.ie

Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland

These particulars are issued by O'Neill & Co., Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. 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 properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co. Ltd. License No: 001224. Address: Trident House, Dublin Road, Naas, Co. Kildare, Ireland.

