

FOR SALE BY PRIVATE TREATY (Tenant Not Affected)



## PRIME INVESTMENT PROPERTY

EQUITY HOUSE  
TARMEL CENTRE,  
CUTLERY ROAD  
NEWBRIDGE,  
CO. KILDARE.

GUIDE PRICE: €150,000

- High Profile on busy Cutlery Road.
- Opposite Whitewater Shopping Centre access and car park.
- Suit Retail / Office/Showroom use.
- Situated in a terrace of retail and office units.
- Ground Floor – c.57.52 sq.m. (c.619 sq.ft).
- First Floor – c.26.23 sq.m. (c.282 sq.ft).
- C.250 metres from Main Street, banks, post office, Penneys etc.

## NEWBRIDGE TOWN CENTRE

### Location:

The property occupies a high profile corner position on the busy Cutlery Road in the town centre. Situated only 250 metres from the Main Street with banks, post office & Penneys. The Whitewater shopping centre with 60 retail outlets, foodcourt and cinema including Debenhams, Marks & Spencers, Boots, Easons is opposite the subject unit with a pedestrian access and also access to the multi-storey car park. The property is set in a terrace of units occupied by a mixture of retail and office use.

Newbridge is a large provincial town only 43 km south west of Dublin with the benefit of M7 Motorway access at Junction 10, bus route available from the Main Street and rail service from town direct to the City Centre (30 minutes). The town has experienced rapid growth in terms of both residential and commercial development since early 2000 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, Lily O'Brien's Chocolates, The Defence Forces and the Blood Stock.

### Description:

The subject property comprises a dormer type end-terrace building providing a lock-up ground floor and overhead office unit. The office unit provides reception, office, boardroom and w.c. on the ground floor together with an open plan office, partition office and canteen overhead. The entire is in good condition fully fitted out in accordance with its use.

### Accommodation:

	Sq.m.	Sq.ft.
Ground	c.57.52	c.619
First	<u>c.26.23</u>	<u>c.282</u>
Total	c.83.75	c.901

(Net Internal Area)

### Guide Price:

€150,000 (excl. VAT)

### Title:

Freehold (assumed).

### BER Certification:

BER Ratings: D2

BER No.: 800570806

EPI: 637.24kWh

### Services:

We understand that all mains services including water, sewerage, electricity and phone are available to the unit.

### Viewing:

Strictly by appointment with sole selling agents.



### Tenancy:

The property is let to Fitzsimons Finance on an informal basis for the last 15 years approximately at a passing rent of €15,236.88 per annum.

### Contact:

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