

For Auction

Stated Reserve €450,000

Auction 9th May 2024 in the Keadeen Hotel, Newbridge,
Co. Kildare at 3.00 p.m.

Sherry
FitzGerald
O'Reilly



The Curragh Inn,
Edward Street,
Newbridge,
Co Kildare,
W12 ND98.

sherryfitz.ie



Special Features & Services

- Prime investment property.
- Prominent location in the commercial heart of Newbridge town.
- Excellent frontage to Edward Street and Dawson Street.
- Planning permission granted for conversion to retail and office use.
- Site Area 600m² approximately.
- Full 7 day licence available at option price.



The Curragh Inn is a non trading Commercial/Licensed Premises in a prime location on Main Street Newbridge, just opposite the Whitewater Shopping Centre.

This property is located in the centre of one of Ireland's largest provincial towns. It is a highly attractive space in a prime location enjoying extensive passing footfall and ample nearby parking facilities. Previously a well known licensed premises, with office space above, the building is suitable for a variety of retail/business opportunities.

Situated in a prominent position on the main thoroughfare of Newbridge town. This is the commercial hub of the town, opposite the Whitewater Shopping centre, with its 70 retail outlets, food court, cinema and 1700 parking spaces. It faces Penneys and Michael Murphys and is close to other large retailers such as TK Maxx and Dealz. Within yards are the main banks and the Newbridge Post office.

Newbridge is a vibrant town, with a growing population (22,750). It has been subject to intensive commercial and residential investment in recent years with its close proximity to Dublin (43 km) and its excellent infrastructure, with direct motorway access to the capital and the south, together with daily bus and rail services. The town offers a wealth of commercial and professional services and amenities, such as retail parks, boutiques, restaurants, hotels and bars, leisure facilities and a number of primary and secondary schools.

Solicitor with carriage of sale:

Mary Cullen

Cullen & Co. Solicitors

88 Tyrconnell Road, Inchicore, Dublin.

Phone 01 4536114

enquiries@cullencosolicitors.com



NEGOTIATOR
John O'Reilly
Sherry FitzGerald O'Reilly
Equity House, Main Street,
Naas, Co Kildare
T: 045 866466
E: john@sfor.ie

BER BER D1, BER No. 800730970

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 001057