



2 Chapel Mews  
Chapel Lane  
Sallins  
Co. Kildare

# For Sale



705 sqft (65.5 sqm)



Air Conditioning



Fire & Intruder Alarms

Ground floor retail unit with planning permission for change of use to two bedroom apartment.

## PROPERTY FEATURES

- Comprises a ground floor unit suitable for a variety of commercial uses
- Car parking is available both to the rear and on street
- Equipped with both a fire and intruder alarm
- Excellent Village Centre Location
- Planning Permission for Residential Conversion

## DESCRIPTION

Formerly a beauty clinic, the property comprises a ground floor unit suitable for a wide variety of uses. Accommodation is arranged to provide entrance lobby, hallway, two consultation rooms, an office and toilet facilities. There are suspended ceilings and timber floors throughout. The property is equipped with air-conditioning, fire and intruder alarm, CCTV and intercom system. Car parking is available to the rear of the unit and on street.

## PLANNING PERMISSION

Planning permission was granted by Kildare County Council for conversion to a residential two-bedroom ground floor apartment under planning reference 21/440. A copy of the planning permission is available on request.

## LOCATION

Sallins village is located along the Grand Canal approximately 4 kilometers from Naas, some 25 kilometers south of Dublin City Centre & Dublin Airport. Transport and communications are excellent with the M7 motorway providing direct access via the M50 and National motorway network. Sallins railway station provides 22 Arrow trains each day to Dublin (Heuston Station) with a fastest journey time of 25 minutes. The recently opened Sallins bypass will further enhance the location. Amenities include restaurants, bars, shopping, golf courses, and playing fields. The residential population of Sallins has grown considerably over the last number of years as a result of increased housing developments being completed. The property is located within Chapel Mews, a residential development situated on Chapel Lane, fronting a pedestrian entrance to Sallins Wood Estate and within walking distance of the canal, Sallins GAA and the railway station.

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

Measurement Application – Gross Internal Area (GIA)

Retail Unit	65.5 sq.m (705 sq.ft)
<b>Total:</b>	<b>65.5 sq.m (705 sq.ft)</b>

## RATES & SERVICES

Rateable Valuation	Annual Service Charges
€9,410	€1,300 p.a



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