

Commercial



Louisa Park, Leixlip, Co. Kildare.

6 no. 1 & 2 bedroom units

- Investment Opportunity - Annual rent roll of approx. €75,600
- 6 no. 1 & 2 bedroom units - fully leased
- Located conveniently beside Intel & Louisa Bridge train station
- Small management company with dedicated car parking

Guide Price
€950,000

For Sale by Private Treaty

Description

Schedule of Accommodation

Type	Approx. Size	Approx. Rent (per month)	Annual Mgt Fee
1 bed, ground floor apartment	450 sq.ft.	€950	€426.32
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1 bed, ground floor apartment	450 sq.ft.	€950	€426.32
2 bed duplex	900 sq.ft.	€1,150	€688.46
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	Approx. Monthly rent roll	€6,300	
	Approx. Annual rent roll	€75,600	

Additional Information

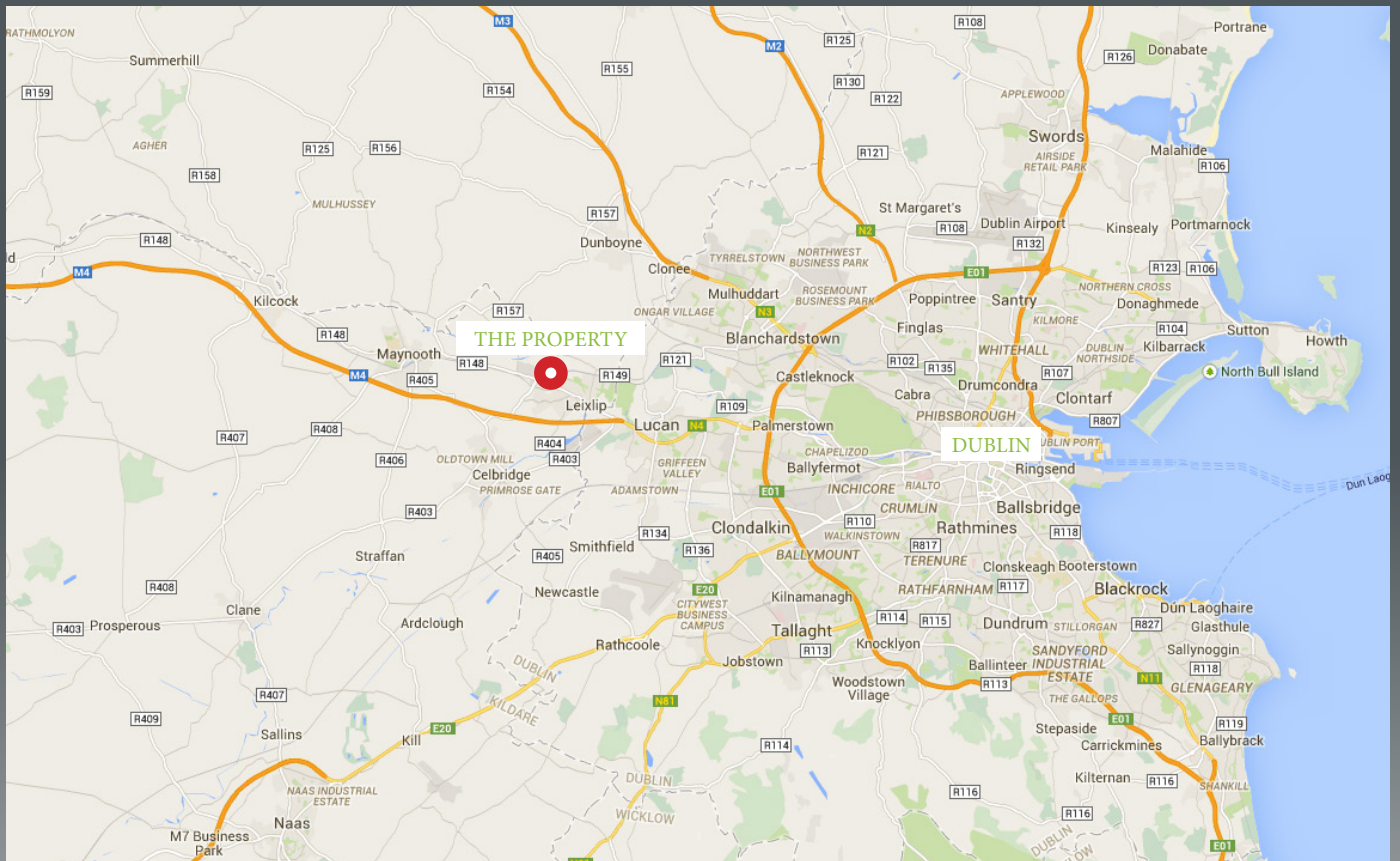
- Storage heating
- Management fees payable to Abacus Property Management
- 10 year Premier Guarantee
- Double glazed windows
- Adjacent to Louisa Bridge Station (over 20 direct trains to Dublin daily)
- 25 mins Dublin via M4/M50
- Local major companies to include Intel, Hewlett Packard & NUI Maynooth

BER

Range from E1- C3. Full details available on request.

Viewing

By prior appointment at any reasonable hour.



Directions

From Dublin take the M4 to Leixlip West (junction 7). Crossover the interchange following the signs for Leixlip. Go straight through the first roundabout and take the second exit off the second roundabout. Proceed towards Leixlip and the development is positioned just after Louisa Bridge train station on the left hand side.

REA Coonan

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