



IMPOSING 2 STOREY BUILDING (Ideal for Residential or Office Use)



2 Henry Street, Newbridge, Co. Kildare, W12 AX29

GUIDE PRICE: € 350,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

2 Henry Street, Newbridge, Co. Kildare,
W12 AX29

DESCRIPTION:

Situated in an excellent central location on a pivotal corner position on the junction of Henry Street and Henry Lane in the Town Centre. The property is an imposing two storey building containing c. 1,970 sq.ft. (c. 183 sq.m.) of accommodation which will suit a variety of uses both residential or commercial (subject to the usual PP) with the benefit of a rear yard with stores, gas fired central heating and PVC double glazed windows.

Centrally located in the town only 100 metres from the Main Street on Henry Street which runs parallel to Main Street. Within a short walk you have AIB, Bank of Ireland, Post Office, solicitors offices, pharmacies, Penneys, Whitewater Shopping Centre and much more. Newbridge has the benefit of a superb road and rail infrastructure with the bus route on Main Street, M7 Motorway access at Junction 10 or 12 and Train Station (3/4 km) providing direct access to City Centre.

FEATURES:

- * Imposing building c. 1,970 sq.ft.
- * Gas fired central heating
- * PVC double glazed windows
- * Only 100 metres from the Main Street
- * Walking distance of shops, offices, banks, post office, etc
- * Excellent road and rail infrastructure with bus, train and motorway closeby
- * Suit a variety of uses including residential or commercial (subject to usual PP)

ACCOMMODATION:

Hall 7.92m x 2.08m (25.98ft x 6.82ft)
with understairs storage.

Office 1 4.46m x 3.88m (14.63ft x 12.73ft)
with laminate floor and fireplace.

Office 2 4.45m x 3.85m (14.60ft x 12.63ft)
with laminate floor.

Office 3 3.85m x 3.32m (12.63ft x 10.89ft)

Kitchen 3.83m x 2.86m (12.57ft x 9.38ft)
with fitted presses, s.s. sink unit and hot press.

Back Hall/Toilet 3.33m x 2.50m (10.93ft x 8.20ft)
with gas burner, w.c., w.h.b.

UPSTAIRS

Bathroom
with bath, w.c., w.h.b

Office 4 4.40m x 3.90m (14.44ft x 12.80ft)
with tiled fireplace and laminate floor.

Office 5 4.40m x 3.90m (14.44ft x 12.80ft)
with tiled fireplace and laminate floor.

Office 6 3.88m x 3.33m (12.73ft x 10.93ft)
with laminate floor and fireplace.

Office 7 3.88m x 3.33m (12.73ft x 10.93ft)
with laminate floor and fireplace.

Office 8 3.14m x 2.07m (10.30ft x 6.79ft)

OUTSIDE:

Concrete rear yard with pedestrian entrance, 2 storage sheds and outside tap.

SERVICES:

Mains water, mains drainage, gas fired central heating and alarm.

SOLICITOR:

Coughlan White Solicitors, Moorefield Road,
Newbridge, Co Kildare.
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BER: E1

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