

For Sale by Private Treaty

The Court

Newbridge County Kildare

Units 1, 3, 4, 5, 7 and 8



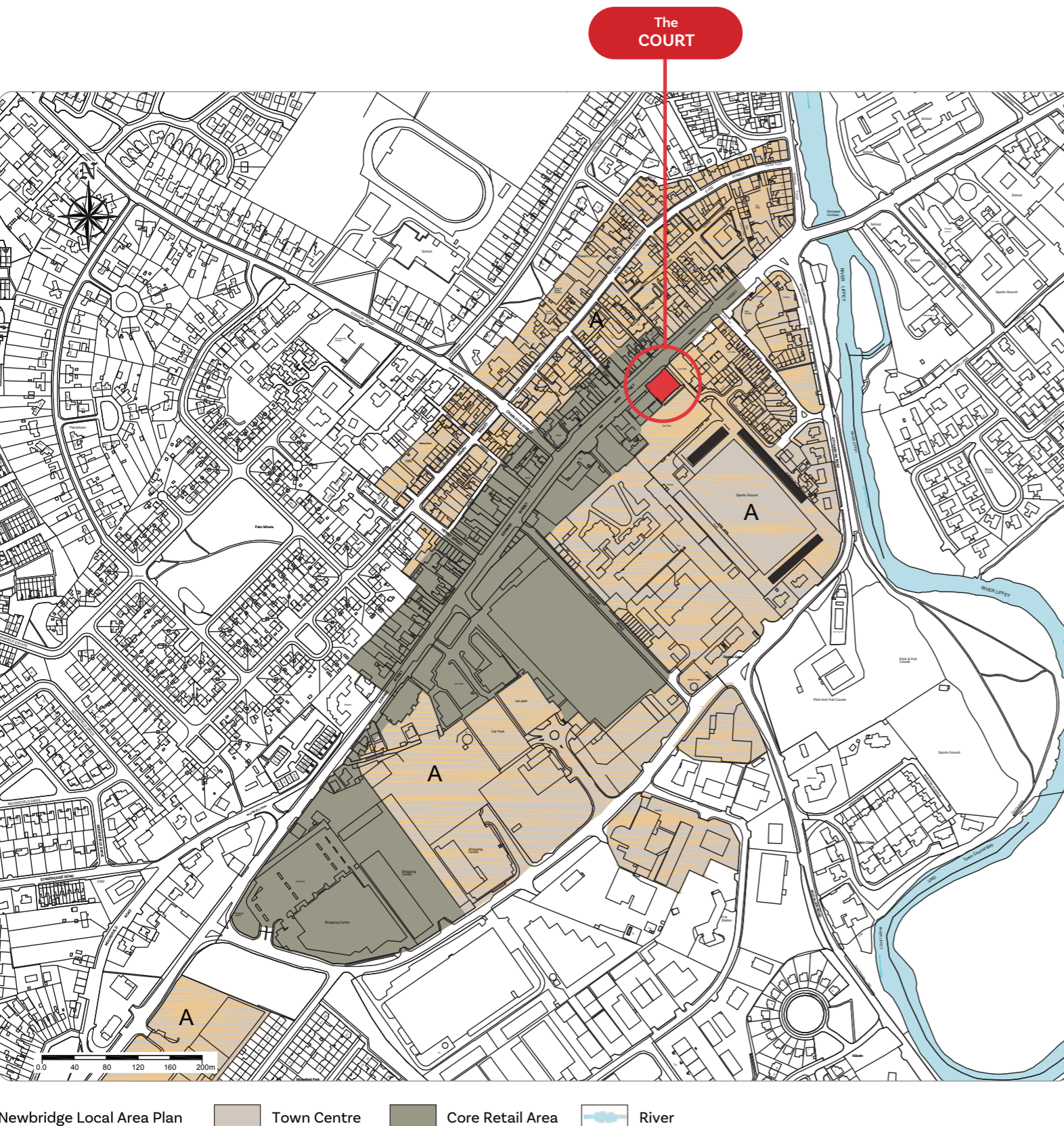
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Location

The Court occupies a prominent position at the junction of Main Street and Liffey Street in the heart of Newbridge, Co. Kildare. Main Street forms the town's principal commercial and retail thoroughfare, benefiting from strong pedestrian footfall and a diverse mix of national and independent occupiers.

The property is situated approximately 500 metres east of Whitewater Shopping Centre, one of the Midlands' leading retail destinations, anchored by major retailers including Penneys, Boots and JD Sports. Nearby occupiers within the immediate vicinity include Bradburys Coffee Shop, Bord Na Mona's new Head Quarters which is currently under construction and the recently redeveloped Cedral St Conleth's GAA Stadium, cafés, bars, restaurants and a range of professional service providers, reinforcing the strength of the town centre trading environment.





Cedral Park

Whitewater
Shopping Centre

NEW
Bord Na Mona HQ

THE COURT



Key Features



Excellent opportunity to acquire a prominent town centre commercial investment



The asset comprises 4 x ground floor retail units and 2 x second floor offices



Extending to approximately 829 sq m (8,922 sq ft)



1 x office unit is currently vacant



Passing rent €122,480 p.a.



Attractive (WAULT) to lease expiry of 6.7 years



Mixed use scheme of banking, retail and office accommodation



Producing €122,480 per annum reflecting a Net Initial Yield of approximately 8.25%, assuming standard purchaser costs of 9.96%

Description

The Court is a prominent three-storey mixed-use investment property comprising retail, office, and residential accommodation in a prime town centre location.

The commercial element of the property includes four ground floor retail units and two second-floor office suites extending to a total floor area of approximately 829 sq m (8,922 sq ft)

The property is underpinned by a strong tenant mix comprising Permanent TSB, Midland Office Supplies, Multi Buy Retail Store, and PJ Beirne & Associates (Accountants), delivering a secure and diversified rental income profile.

There is currently one vacant office suite, presenting purchasers with an excellent opportunity to enhance rental income through the letting of the available space and further asset management initiatives.



Tenancy Schedule as at 28/04/2026

Unit	Tenant Name	Total Area (Sq Ft)	Lease Term Term	Lease Start Start	Next Review	Expiry Date	Break Options	Current Rent (pa)
1 & 3	PTSB	3,832	10 years	01/11/2022	01/11/2027	31/10/2032	31/10/2029	€57,480.00
4	Meifang Cai t/a Multibuy	3,046	10 years	01/09/2020	01/09/2025	31/08/2030		€41,000.00
5	Carlow Cash Registers Ltd t/a The Office Centre	516	10 years	01/04/2024	31/03/2029	31/03/2034	31/03/2027	€15,000.00
7	PJ Beirne & Associates	1,098	10 years	01/03/2021	28/02/2031			€9,000.00
8	Vacant	430						€122,480.00



For Enquires



PSRA Licence No: 003390

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Solicitor

Donal M. Gahan, Ritchie & Co. Solicitors
36 Lower Baggot Street, Dublin 2
D02 XE16

Viewings

By appointment with Sole Agent Conway Auctioneers

Guide Pricing

Offers in excess of €1,350,000

Method Of Sale

For sale by private treaty

Title

BER

Disclaimer

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Conway Auctioneers, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Conway Auctioneers as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Conway Auctioneers as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Conway Auctioneers, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Conway Auctioneers. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. **Conway Auctioneers, PSRA Licence No: 003390.**



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Contact Us

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