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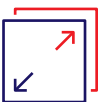
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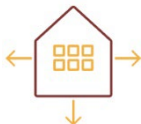


1 Poplar Square  
Naas  
Co. Kildare

# To Let



276 sqm (2,970 sqft)



Rear Yard



Central Location

**BER** **E2**

## PROPERTY FEATURES

- Central location on Poplar Square
- Extends approx. 276 sq.m. (2,970 sq.ft.)
- Rear yard with loading access
- Suits a wide variety of uses

## LOCATION

Naas is the administrative capital of County Kildare. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. The town is situated on a national transportation corridor and is serviced by the M7/M9 arterial route linking major urban centres including Dublin, Limerick, Cork & Waterford. Naas Town centre has developed as a prime retail location within Kildare County and has attracted a number of national and international retailers including Ikea, Meadow & Byrne, Elvery's Intersport, Holland & Barrett and Boots.

The subject property is situated in a prominent position on Poplar Square in the heart of the town's busy commercial centre. Neighbouring occupiers include Dunnes Stores, Butlers Chocolate, Specsavers, Eddie Rockets and Insomnia.

## DESCRIPTION

The subject property comprises a retail unit extending approximately 276 sq.m. (2,970 sq. ft.). The unit provides a large retail area, toilets, and storage at ground floor level along with office and kitchenette at first. The unit also benefits from a rear yard with loading access from John's Lane.

## VIEWING

By appointment only.



## ACCOMMODATION Sq.m / Sq.ft.

Measurement Application – IMPS 3B - Retail

Retail Unit	276 / 2,970
Rear Shed	18 / 194
<b>Total:</b>	<b>294 / 3,164</b>

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

## QUOTING RENT

On application



Agent:

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