



O'Neill & Co.

CHARTERED SURVEYORS
& AUCTIONEERS LTD

 oneillandco.ie



Basin Street /
17 South Main Street,
Naas,
Co. Kildare

To Let



46.2 sqm (498 sqft)



Central Location

BER EXEMPT

PROPERTY FEATURES

- Excellent location in Naas town centre
- Ground floor with dual access
- Extends to approx. 46.2 sq.m (498 sq.ft.)
- Ideally suited for Medical use
- Suits wide variety of other uses

VIEWING

By appointment only.

QUOTING RENT

On application

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 centers including Dublin, Limerick, Cork & Waterford. Naas Town centre has developed as a prime retail location within Kildare County and has attracted many high street retailers including Boots, Meadows & Byrne, Eddie Rockets & Costa Coffee. The subject property is located to the rear of the pharmacy at 17 South Main Street on Basin Street. Access is provided via shared door at 17 South Main St as well as own door on Basin Street.

DESCRIPTION

The subject property comprises a ground floor space with dual access from South Main Street and Basin Street. The property is laid out to provide three rooms along with reception and extends to a total of 46.2 sq. m (498 sq.ft.). The property is ideally suited to the medical profession as well as a wide variety of other office uses.



ACCOMMODATION Sq.m (Sq.ft.)

Measurement Application – IMPS 3 (NIA)

| | |
|---------------|---------------------------------|
| Reception | 11.14 (119.9) |
| Room One | 12.28 (132.2) |
| Room Two | 11.46 (123.4) |
| Room Three | 11.36 (122.3) |
| Total: | 46.25 sq.m (497.8 sq.ft) |

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

Agent:



Darac O'Neill

087 965 6063



darac@oneilandco.ie

Agent:



Cian O'Sullivan

087 384 8527



cian@oneilandco.ie



Trident House, Dublin Road, Naas, Co. Kildare
T: 045 856604 E: info@oneilandco.ie W: oneilandco.ie



DISCLAIMER

These particulars are issued by O'Neill & Co. Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co. Ltd. 2021 Licence No: 001224