



**Waterways Medical Centre
Station House
The Waterways
Sallins
Co. Kildare
W91KW59**

- **Sale and Lease Back opportunity with Current Occupier**
- **Modern ground floor Medical Centre extending to approximately 209 sq. m (2,254 sq. ft), benefitting from 4 Consultation Rooms and 8 Parking Spaces**
- **The Waterways is a well-established, mixed-use scheme comprising office, retail, hospitality, and residential accommodation**

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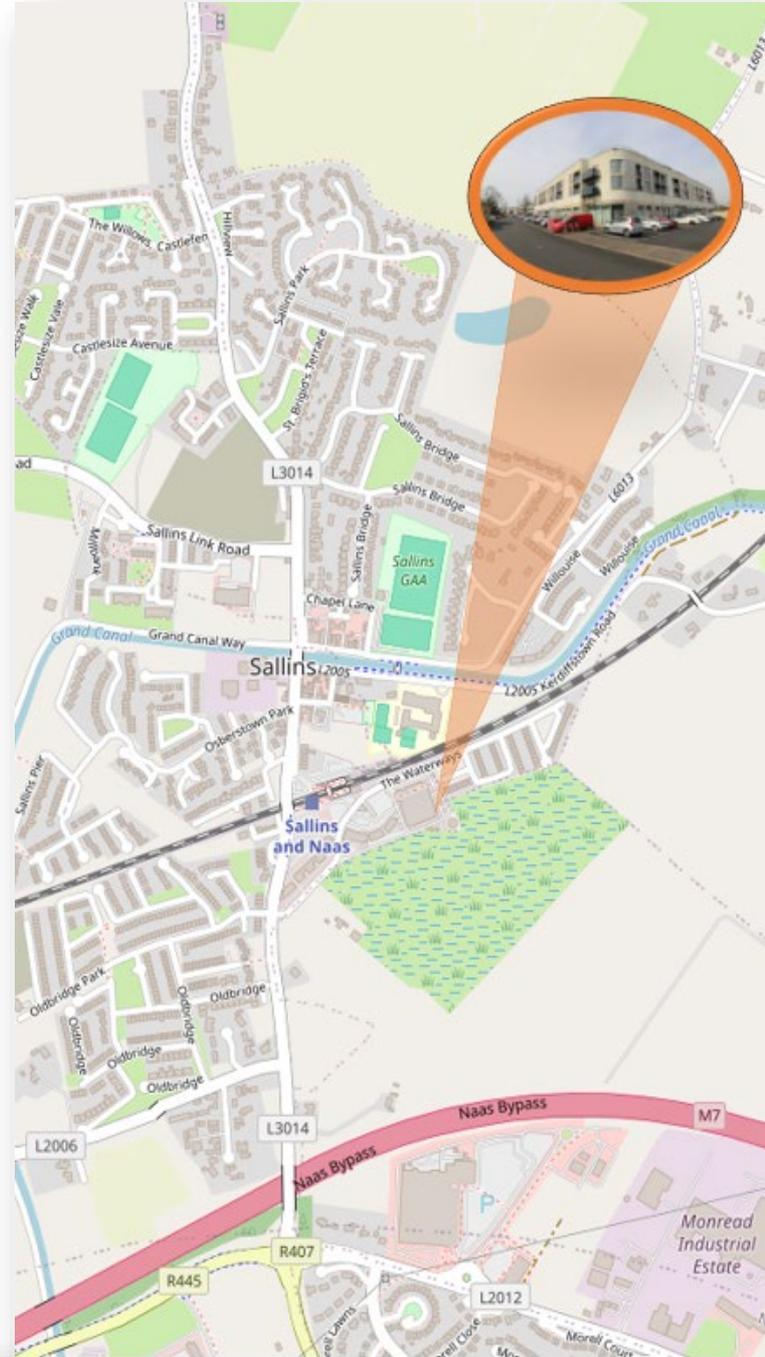
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Location

- Sallins is a well-established and expanding commuter village situated along the banks of the Grand Canal, approximately 3 km north of Naas and 30 km west of Dublin.
- The village offers a strong range of local amenities, primarily centred within The Waterways development, including a selection of shops, cafés, schools, and a train station providing commuter services to Dublin Heuston.
- Constructed in the early 2000s, The Waterways is a well-established mixed-use scheme comprising office, retail, hospitality, and residential accommodation, arranged within purpose-built commercial blocks and adjoining residential terraces.
- Established occupiers in The Waterways include SuperValu, An Post, Mangan's Pharmacy, Tots Creche, and Domino's Pizza, contributing to a vibrant and well-serviced local environment.





Description

- The property is available as a sale and leaseback opportunity, with the current occupier remaining in situ, offering an attractive investment proposition.
- Extensive ground floor Medical Centre extending to approximately 209 sq. m (2,254 sq. ft),
- The Modern Medical Centre is laid out as bright, versatile accommodation to include reception area, four consultation rooms, storage, kitchen, and toilet facilities.
- The Unit benefits from a high-quality fit-out, featuring floor-to-ceiling glazing, suspended ceilings, LED lighting, air conditioning, and a combination of laminate and linoleum flooring throughout.
- Externally, the property benefits from a dedicated parking area providing 8 car parking spaces.

Ratable Valuation
TBC

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BER D1



O'Neill & Co.

CHARTERED SURVEYORS
& AUCTIONEERS LTD



Quoting Price

On Application

Proposed Lease Details

To be Confirmed

Viewing Details

By Appointment only with



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