



SUBSTANTIAL COMMERCIAL/RESIDENTIAL OPPORTUNITY

Eyre Street, Newbridge, Co. Kildare, W12 EP63

GUIDE PRICE: € 300,000

BER C3



PSRA Reg. No. 001536

**Eyre Street, Newbridge, Co. Kildare,
W12 EP63**

FEATURES:

- * Central town centre location
- * Substantial c. 2,570 sq.ft. (c. 238.7 sq.m.)
- * Ideal for commercial or residential opportunity
- * Walking distances of banks, post office, pubs, restaurants and shops
- * Easy access to bus, train and motorway service
- * Larger retailers such as Tesco's, Dunnes, Aldi, Lidl, Penneys, TX Maxx and Whitewater Shopping Centre all closeby
- * Only 20 minutes from the M50

DESCRIPTION:

The property is a fine two storey building containing c. 2,570 sq.ft. (c. 238.7 sq.m.) of spacious, well proportioned, light filled accommodation with the benefit of double glazed windows, some electric perimeter trunking and electric storage heating. Situated in a very central location on Lower Eyre Street parallel to the Main Street only a short walk from all the amenities including banks, post office, pubs, restaurants and superb shopping to include Dunnes Stores, Tesco's, Lidl, Aldi, Penneys, TX Maxx, Supervalu, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

Newbridge is a large provincial town only 27 miles south west of Dublin with direct motorway and rail access (30 minutes). The town has thrived over the last 20 years with significant residential and commercial development and has developed into an important service centre for County Kildare, one of the busiest traffic corridors in the country. The town has seen rapid growth in terms of both residential and commercial with existing employers in the area including Pfizer Pharmaceuticals, Bord na Mona, Oral B, The Department of Defence Offices, Lily O'Brien's Chocolates, Bloodstock Industry, Comerfords Bakery and Kerry Foods Facility in Naas employing c. 1000 people.

The town has the benefit of an excellent commuter transportation network with the bus route available from the Main Street, train service direct to Heuston Station or Grand Canal Dock and M7 Motorway access at Junction 10.

ACCOMMODATION:

Entrance Lobby:

Reception Office 1: 3.00m x 4.02m
with built in presses, fitted office desk and front door access

Diningroom: 7.80m x 3.00m

Kitchen: 3.35m x 2.30m
built in ground and eye level presses, tiled surround, plumbed, electric oven, electric hob, extractor and s.s. sink unit.

Office 2: 7.60m x 5.33m
with front door access and store room

Office 3: 3.00m x 2.70m
with range of built in presses

Back Hall:
with rear access

Toilet:
w.c., w.h.b. and tiled surround

Shower Room: 3.10m x 1.90m
with w.c., w.h.b., wet room, electric shower and tiled surround

UPSTAIRS
Landing:

Office 4: 6.18m x 4.04m
with built in presses and work station

Office 5 3.90m x 3.51m
with built in office desk, shelving and drawers

Toilet w.c. and w.h.b.

Office 6 3.10m x 2.73m

Upstairs Lobby 3.70m x 3.10m

Meeting Room 6.55m x 3.60m
with built in presses and s.s. sink unit

Office 7 3.73m x 3.62m

TITLE:

Freehold

SERVICES:

We understand the property is serviced by mains water, mains sewerage, electricity, broadband, alarm and electric heating.

ZONING:

The property is zoned "Town Centre" under the Newbridge Local Area Plan 2013 - 2019 which we understand is still the effective Local Area Plan in operation.

BER: C3

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