



**C. 520 SQ.FT. (48.3 SQ.M.) RETAIL UNIT**

**EYRE STREET, NEWBRIDGE, CO. KILDARE,  
W12HH79**

**RENT: €10,800 per annum**

**TO LET**

**SUIT A VARIETY OF USES**



PSRA Reg No. 001536

## TO LET

EYRE STREET, NEWBRIDGE, CO. KILDARE

### FEATURES:

- Suit a Variety of Uses.
- Only 100m from Edward Street.
- Close to Whitewater Shopping Centre, Courtyard Shopping Centre and Multi-Storey Carpark.
- C. 520 sq.ft. with large display window.
- Short walk to Post Office, Banks and Penneys.

### LOCATION:

Situated in a prominent position only 100 metres to Edward Street on Henry Street and three minutes walk from the Whitewater Shopping Centre with 75 retail outlets, food court and cinema. This area is the commercial centre of Newbridge with such retailers as Penneys, TK Maxx, Michael Murphy, Banks, Post Office and Kavanaghs all within close proximity.

Bus route is available from Main Street and c. 900 metres from the Train Station providing direct access to the City.

Easy access of Dunnes Stores, Tesco, Lidl, Newbridge Silverware and Supervalu.

### DESCRIPTION:

The shop unit contains c. 520 sq.ft. (c. 48.3 sq.m.) with a large display window, rear toilet and storage area/canteen. The property was previously trading as a café.

The property would suit a number of uses to include barbers, hairdressers, beauty salon, offices or a small coffee shop.

### SERVICES:

We understand that mains water, mains drainage and electricity are available to the premises.

### ZONING:

The property is zoned “Town Centre” within the Newbridge Local Area Plan 2013 – 2019.

**RATES:** c. €1,720 per annum

**RENT:** €10,800 annum

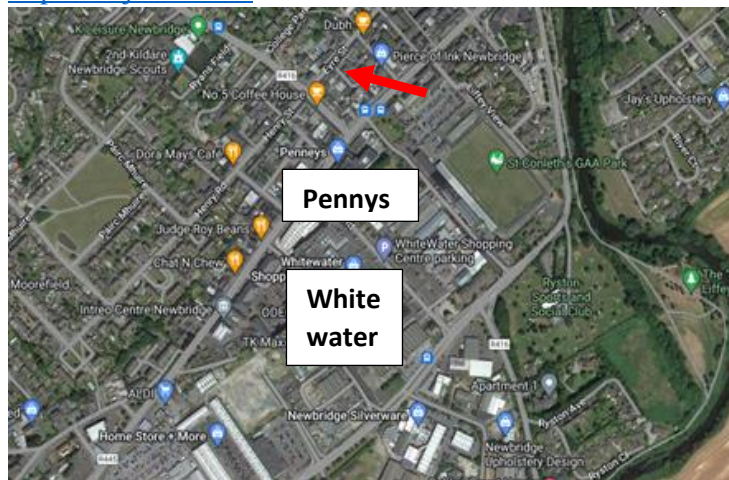
**BER:** B2 (800055170)

### VIEWINGS:

**VIEWING STRICTLY BY APPOINTMENT**

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