



FOR IDENTIFICATION PURPOSES ONLY

HIGH PROFILE RETAIL UNIT

**RETAIL UNIT,
CUTLERY ROAD,
NEWBRIDGE, CO. KILDARE**

TO LET

FLOOR AREA

Ground - c. 59 sq.m. (636 sq.ft)

First - c. 23 sq.m. (247 sq.ft.)



PSRA Reg No. 001536

TO LET

GROUND FLOOR RETAIL UNIT, CUTLERY ROAD, NEWBRIDGE, CO. KILDARE

FEATURES:

- Suit Retail / Office / Showroom use in excellent condition.
- High profile Town Centre location.
- Retail Unit C.883 sq. ft. (c.82 sq. m.).
- Adjacent to Whitewater Shopping Centre.
- Close to Bank of Ireland, Bord Na Mona, Penneys, Permanent TSB and AIB.
- Suit a variety of uses.
- Ready for immediate occupation.

LOCATION:

The subject property is situated in a high profile position on Cutlery Road c. 30 metres from the entrance to Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The property is located within easy walking distance of all amenities in Newbridge Town Centre (c. 200 metres) including Bank of Ireland, Post Office, Penney's, Permanent TSB, AIB and Michael Murphy's Furniture.

Newbridge is a large provincial town only 43 km from Dublin with direct motorway and rail access (30 minutes). The town has thrived over the last 20 years with significant residential and commercial development an important service centre for County Kildare, one of the biggest traffic corridors in the Country with rapid growth in terms of both residential and commercial. Existing employers in the area include Pfizer Pharmaceuticals, Bord Na Mona, Oral B, The Defence Forces, Lily O'Briens Chocolates and the Bloodstock Industry.

DESCRIPTION:

The premises comprise a mid-terraced ground and first floor lock up retail unit in excellent condition.

Internally, the ground floor provides open plan retail area to the front, rear storeroom, and toilet on the ground floor and open plan space and two toilets on the first floor. The property has added benefit of rear access from the car park.

BER: D2

COMMERCIAL RATES: c. €2,329 per annum

OUTSIDE:

There is on street paid parking available on the street and the property is located close to the Town Car Park.

SERVICES:

We understand that main services including water, sewerage, electricity, and broadband are available to the premises.

ZONING:

The property is zoned "Town Centre" within the Newbridge Local Area Plan 2013 – 2019 (extended until December 2021)

QUOTING RENT:

€20,000 per annum (excl. VAT is applicable).

VIEWINGS:

Strictly by prior appointment with sole letting agent.

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