

**READY TO GO - GROUND FLOOR RESTAURANT & TAKE AWAY**



**KEY MONEY: €70,000**

**MOOREFIELD ROAD, NEWBRIDGE,  
CO. KILDARE**

**Rent: €30,000 (+ VAT)**

**TO LET - ASSIGNMENT OF A  
LEASE**

**Circa 112.2 sq.m/1,207 sq.ft**

**EXCELLENT TOWN CENTRE  
LOCATION**



PSRA Reg No. 001536

## EXCELLENT OPPORTUNITY FOR RESTAURANT & TAKE AWAY

MOOREFIELD ROAD, NEWBRIDGE, CO. KILDARE

### DESCRIPTION:

The property comprises a prominent ground floor retail unit fronting directly onto the Main Street (Moorefield Road). The unit provides for a restaurant (sits c. 30 persons) & take away with secure safe area, cold room, dry storeroom, staff and customer toilets etc to the rear. The property benefits from outside dining to the front & secure designated car parking to the rear of the building (approx. 5 spaces).

### LOCATION:

The property is situated in one of the best trading positions in town, opposite both the Courtyard and the Whitewater Shopping Centres and their multi storey car parks. Prominent adjoining occupiers in the area include Lifestyle Sports, Newbridge Credit Union, T.K. Maxx, Penneys, Banks, Michael Murphys, Eddie Rockets, Specsavers, EBS Building Society and O2 with Dunnes Stores, Tesco, Woodies DIY, and the Newbridge Retail Park all within easy walking distance of the property. Parking for approx. 1000 cars is located opposite in the Courtyard & Whitewater Shopping Centres.

Newbridge is a large provincial town only 43 km from Dublin with direct motorway and rail access (30 minutes). The town has experienced rapid growth in terms of both residential and commercial development in recent years and is an important service centre for Co. Kildare, on one of the busiest traffic corridors in the country. Existing employers in the area include Wyeth Medica Ireland, Bord Na Mona, Oral B, The Defence Forces, and the Racing and Breeding Industry.

### SERVICES:

All mains services connected or available.

### FEATURES:

- The restaurant is currently fitted out to the highest of standards.
- Potential to trade straight away.
- Meets all HSE & Fire Safety Standards.
- Pivotal High Street location.
- Located opposite Whitewater & Courtyard Shopping Centres & multi storey car parks.
- Ground floor: Approx. 112.2 sq.m. (c.1,207 sq.ft.)
- Secure rear car parking for 5 cars.
- Excellent pedestrian footfall.
- Outside seating/dining area.

### ACCOMMODATION:

	Sq.m.	Sq.ft.
Retail (Net Internal Area)	112.2	1,207

### LEASE TERMS:

Assignment of a 10 year lease which commenced on the 12<sup>th</sup> October 2018. C. 6 ½ years remaining on same. Further details from the auctioneer & also full list of Equipment for potential purchase.

### QUOTING RENT:

€30,000 per annum plus VAT.

### RATE:

€3,258

**BER:** C2

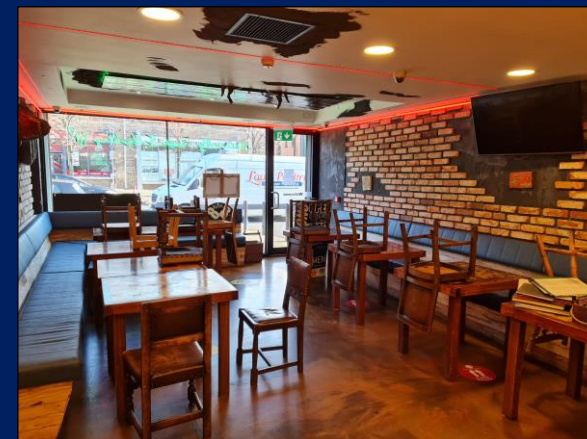
**BER NO:** 80004848

### VIEWINGS:

Strictly by prior appointment with sole letting agent.

### CONTACT:

Stephen Talbot 045 – 433550 or [stephen@jordancs.ie](mailto:stephen@jordancs.ie)



Edward Street, Newbridge,  
Co. Kildare.  
T: 045-433550  
[www.jordancs.ie](http://www.jordancs.ie)

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property 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 property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or 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. © Jordan Town & Country Estate Agents 2022. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007522 © Government of Ireland.