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For Sale (By Private Treaty)

PRIME RETAIL INVESTMENT OPPORTUNITY

EDWARD STREET NEWBRIDGE, CO. KILDARE

- **PRIME RETAIL PITCH ON HIGH STREET IN NEWBRIDGE TOWN CENTRE**
- **FULLY LET TO EIR**
- **PRODUCING €70,000 PER ANNUM**
- **13 YEARS UNEXPIRED TERM**
- **CLOSE TO AIB, PENNEYS, NAAS CREDIT UNION, AN POST, & BOI**
- **SECURE INVESTMENT & ATTRACTIVE LOT SIZE**
- **TENANT NOT AFFECTED**

SOCIETY OF CHARTERED SURVEYORS IRELAND

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Location:

- The premises occupies a prominent location on Edward Street, the primary retail thoroughfare in Newbridge.
- Nearby occupiers including Penneys, AIB, Spar, An Post, Bank of Ireland, Naas Credit Union with the Whitewater Shopping Centre (M&S, Debenhams) within easy walking distance.
- Newbridge is a large provincial town with c. 22,742 people (Census 2016) with a strong local employment base as well as benefiting from a commuter population. Good road (M7 Motorway) and commuter rail links (Arrow Rail Service) exits to Dublin City and the rest of the country.

Description:

- The property comprises a mid-terrace ground floor retail unit (120 sq.m.) with rear first floor ancillary office /storage accommodation (45 sq.m).
- The ground floor comprises an attractive retail area with storage area and staff facilities to the rear.
- The entire is fully fitted-out in accordance with its retail use under the Eir brand.

Tenancy Overview:

The property is leased to Meteor Mobile Communications Limited (acquired by Eircom in 2005 and rebranded as Eir in 2017) on a 25 year FRI lease from 1st July 2006 at a passing rent of €70,000 per annum (excl.), subject to 5 yearly upward only rent reviews (13 year unexpired term).

Title:

Freehold.

Services:

We understand that all mains services are available or connected to the property.

BER:

BER Rating: G
BER No.: 800639742

Asking Price:

€750,000 (excl. VAT)

Viewing:

Strictly by prior appointment via the sole selling agent.

Contact:

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