

TO LET

FORMER MOTHERCARE PREMISES NEWBRIDGE TOWN CENTRE



PRIME TOWN CENTRE RETAIL OPPORTUNITY

- MODERN TWO STOREY RETAIL PREMISES
- GROUND FLOOR (450 SQ. M.) & FIRST FLOOR (405 SQ. M.)
- CLOSE TO PENNEYS, POST OFFICE, AIB & BOI
- FULLY FITTED TO A HIGH SPECIFICATION
- READY FOR IMMEDIATE OCCUPATION
- NEW LEASE

Location:

- The premises occupy a prominent location on Charlotte Street, a busy thoroughfare in Newbridge Town Centre providing access to the Train Station and Newbridge Primary Care Centre.
- Nearby occupiers include Penneys, An Post, Bank of Ireland, AIB, Spar, Naas Credit Union with the Whitewater Shopping Centre 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) exist to Dublin City and the rest of the country.

Description:

- The property comprises a modern mid-terrace two storey retail unit with access from Charlotte Street and to the rear from Limerick Lane.
- Ground floor provides open plan retail accommodation with the first floor (lift access) providing open plan retail space to the front with storage area and staff facilities to the rear.
- The entire is fully fitted-out in accordance with its retail use to a high specification.

Accommodation:

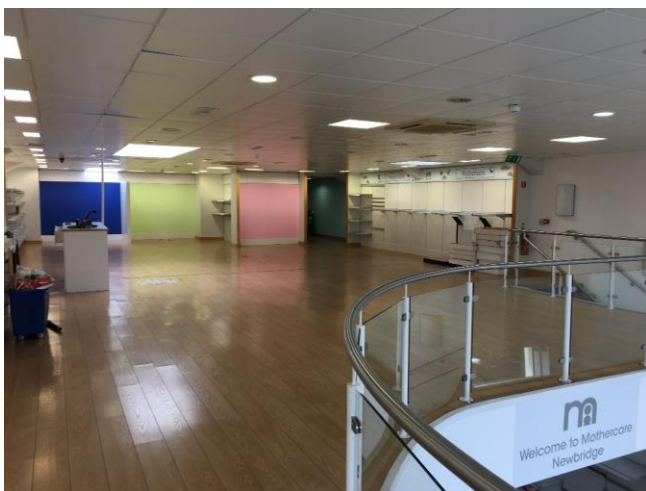
	SQ. M.	SQ. FT.
Ground Floor:	450	4,844
First Floor:	<u>405</u>	<u>4,359</u>
Total:	855	9,203

Lease:

Available on a new lease.

Rates:

On application



BER:

BER Rating: C3
BER No.: 800762221

Rent:

€95,000 per annum (excl. VAT)

Viewing:

Strictly by appointment via the letting agent.

Contact:

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