

FOR SALE (by Private Treaty)

HIGH PROFILE RETAIL UNIT WITH BASEMENT STORAGE



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

**HIGH STREET LOCATION
OPPOSITE WHITEWATER SHOPPING CENTRE**

**GROUND FLOOR RETAIL (716 SQ. FT.)
WITH BASEMENT STORAGE (716 SQ. FT.)**

CAR PARKING TO REAR

**NEARBY RETAILERS INCLUDE TK MAXX, DEALZ, ALDI
3 MOBILE, EDDIE ROCKETS, & SPECSAVERS**

BEING SOLD WITH VACANT POSSESSION

Location:

- Prime location on Moorefield Road, the primary retail throughfare in Newbridge Town Centre.
- Located opposite Whitewater & Courtyard Shopping Centres and associated car parks.
- Large provincial town (c. 22,500 people).
- Excellent transport infrastructure (road & rail) & local employment base.
- Large catchment area (110,000 population within 10 mins drive).

Property:

- Ground floor retail unit with basement storage.
- Mid-terrace 2 storey building.
- Mainly open plan with staff facilities to rear.
- Unit is fully fitted ready for occupation.
- Designated car parking to rear (2 no. spaces)
- Suitable for a variety of uses (stp)



Ground Floor



Quoting Price:

€275,000 (excl. VAT)

Title:

Freehold (with vacant possession)

Rateable Valuation:

€24,600

Service Charge:

On Applicable.

BER:

BER Rating: **D1**
BER No.: 800669616

Viewing:

Strictly by appointment via the sole selling agent.

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Accommodation Schedule:

Floor	Sq. M.	Sq. Ft.
Ground (Retail)	66.5	716
Basement (Storage)	66.5	716
Total	133	1,432

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