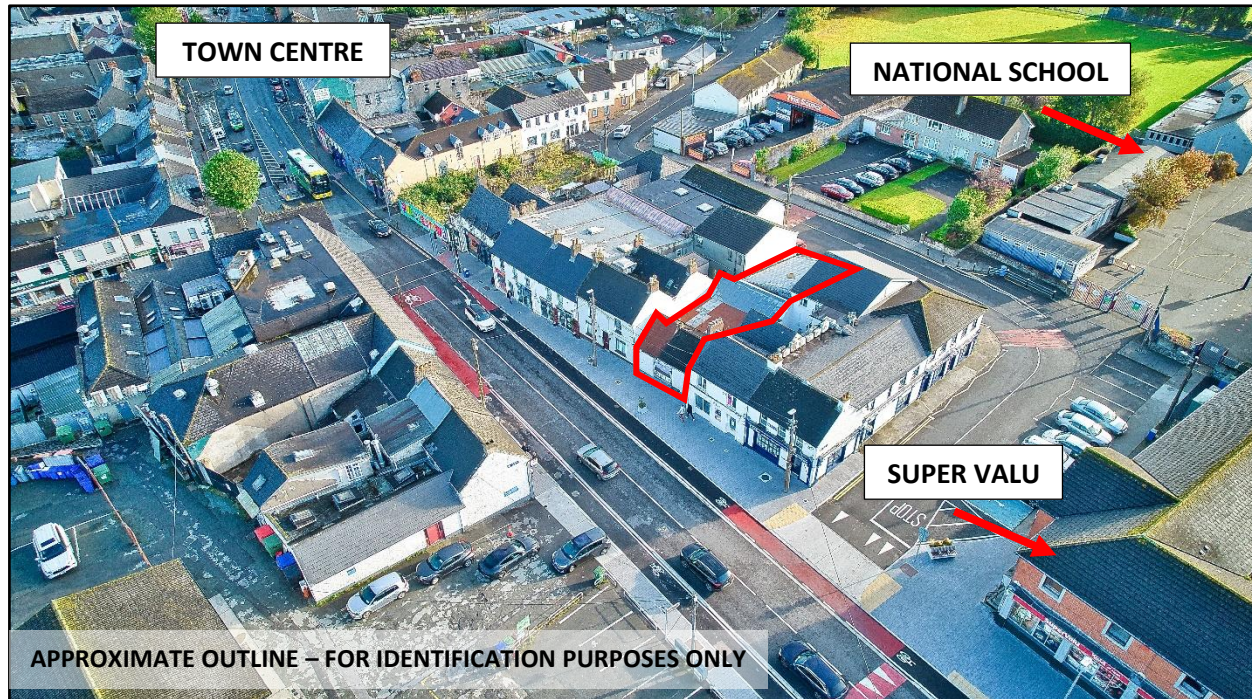


FOR SALE BY PRIVATE TREATY

SITE ZONED "TOWN CENTRE"

**PRIME COMMERCIAL SITE WITH PLANNING PERMISSION
FAIRGREEN, NAAS, CO. KILDARE**



KEY BENEFITS:

- Planning permission granted for a takeaway coffee shop fronting onto Fairgreen Street.
- Redevelopment opportunity
- Zoned "Town Centre"
- 217 sq. m. (2,336 sq. ft.)
- Suit a number of uses (STPP)
- Benefits from frontage onto Fairgreen Street & Lough Bui in Naas Town Centre.
- Within walking distance of all amenities in Naas Town Centre.

FOR INFORMATION & VIEWING



Sandra Banim
T: 045 897711
E: naas@smeestateagents.ie
www.cmeestateagents.ie
PSRA: 003008



Stephen Talbot
T: 045 540400
E: stephen@lavellecs.ie
www.lavellecs.ie
PSRA: 003756

These particulars are issued by Lavelle Commercial Property and CME Estate Agents for guidance purposes only on the understanding that any negotiations respecting the property mentioned are conducted through them. These particulars are not intended to form any part of any offer or contract. 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 and intending purchasers should satisfy themselves by inspection or otherwise to their correctness. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. © Lavelle Commercial Property 2024 / CME Estate Agents 2024.

FOR SALE BY PRIVATE TREATY

Location

The property is located on the main thoroughfare in Naas Town Centre. The immediate surrounding area is generally Town Centre in nature, mainly providing a mix of retail and commercial uses with the property within easy walking distance of all amenities. Occupiers on the street include a mix of both national and local retailers.

Naas is the county town and the administrative capital of the county, accommodating vital services with major local employers including Kildare County Council, HSE, Green Isle Foods, AIB and The Kerry Group.

Property

The property provides a double fronted commercial unit onto Fairgreen Street & Lough Bui in Naas Town Centre. The retail unit, fronting onto Fairgreen Street, is currently in shell condition (c. 152 sq. m.), but benefits from granted planning permission for a takeaway coffee shop.

There is a rear storage unit with own access from Lough Bui Road extending to c. 65 sq. m. in good condition.

The entire represents an exciting redevelopment opportunity within Naas Town Centre with positive planning permission on the site.

Description	sq.m.	sq.ft
Ground floor retail unit & stores	217	2,336

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence

FOR INFORMATION & VIEWING



SITE ZONED “TOWN CENTRE”

Services

We understand that main services are connected/available to the subject property, however, interested parties are required to satisfy themselves as to the present availability and adequacy of all services.

Viewing

Strictly by appointment only.

Planning Permission

Planning permission granted in March 2023 for “change of use of existing retail unit for use as take away coffee shop and permission to re-roof part of existing roof. Permission to amend and rebuild a portion of existing front façade and to install new windows and all associated site works”.



Title

We have been informed that the site is freehold.

Price

€200,000 (excl. VAT)

Zoning

Zoned Objective TC – “Town Centre” under the Naas Local Area Plan 2021 – 2027.

Sandra Banim
T: 045 897711
E: naas@smeestateagents.ie
www.cmeestateagents.ie
PSRA: 003008



Stephen Talbot
T: 045 540400
E: stephen@lavellecs.ie
www.lavellecs.ie
PSRA: 003756

These particulars are issued by Lavelle Commercial Property and CME Estate Agents for guidance purposes only on the understanding that any negotiations respecting the property mentioned are conducted through them. These particulars are not intended to form any part of any offer or contract. 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 and intending purchasers should satisfy themselves by inspection or otherwise to their correctness. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. © Lavelle Commercial Property 2024 / CME Estate Agents 2024.