

TO LET

RETAIL UNIT

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LOWER CUTLERY ROAD, NEWBRIDGE, CO. KILDARE



OUTLINE – FOR IDENTIFICATION PURPOSES ONLY

KEY BENEFITS:

- High profile location in Newbridge Town Centre.
- C. 2,637 sq. ft. (c. 245 sq. m.).
- Open Plan Retail Accommodation.
- Adjoining Whitewater Shopping Centre & close to Newbridge Silverware, Lidl, Newbridge Retail Park, Newbridge Industrial Estate, Woodies, Dunnes Stores and Aldi located closeby also.
- Suit a variety of uses.
- Tarmacadam Surface Car Park to front.
- There are 2 designated car parking spaces with the property.

 <p>LAVELLE Commercial Property</p>	<p>Lavelle Commercial Property 6A Sycamore House, Millennium Park, Naas, Co. Kildare W91 PO82 Telephone: (045) 540400 Email: info@lavellecs.ie PSRA: 003756 www.lavellecs.ie www.daft.ie www.myhome.ie</p>	<p>FURTHER INFORMATION & VIEWING</p>
		<p>Stephen Talbot T: 085 7218265 E: stephen@lavellecs.ie Prior appointment with sole letting agent</p>

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Location:

The subject property is located fronting the Inner Relief Road, at its junction with Cutlery Road, in Newbridge Town Centre. The property benefits from an excellent prominent trading position adjoining the Whitewater Shopping Centre and close to Newbridge Silverware, Newbridge Retail Park and within a short walking distance of the Main Street, Dunnes Stores, Tesco & Woodies DIY.

Newbridge is a large provincial town only 43 km from Dublin with direct motorway and rail access (30 minutes). The town has thrived over the last 20 years with significant residential and commercial development an important service centre for County Kildare, one of the biggest traffic corridors in the Country. Existing employers in the area include Pfizer Pharmaceuticals, Bord Na Mona, Oral B, The Defence Forces, Lily O'Briens Chocolates and the Bloodstock Industry.

Services:

We understand that main services including water, sewerage, electricity, broadband are available to the premises.

BER C1

RATES: €2,350 per annum

MANAGEMENT FEE: Approx. €1,500 per annum.

QUOTING RENT: €45,000 per annum (Excl. VAT)

Accommodation: (GIA - Approx.)

Description	SQM	SQ. FT.
Ground Floor	245	2,637



Disclaimer: These particulars are issued by Lavelle Commercial Property 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 shall be liable for any VAT arising on the transaction. © Lavelle Commercial Property. **PSRA Reg No. 003756.**

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