



FOR SALE BY PRIVATE TREATY | TENANTS NOT AFFECTED
RETAIL WAREHOUSE INVESTMENTS



Unit 6E & 6F | Cill Dara Industrial Estate | Newbridge | Co. Kildare



INVESTMENT SUMMARY

Two extensively refurbished
Retail Warehouse Investments

For sale in a single lot

Total floor area approximately
9,106 sq.ft. (846 sq.m.)

6E Let to Screwfix Direct
(Ireland) Ltd. T/A Screwfix

6F Let to Crown Paints Ireland Ltd.
T/A Crown Paints

Total passing rent of €80,500
per annum

Guide price €1.15m

NIY 6.37% (after standard purchasers'
costs of 9.96%)

Attractive capital value of
approximately €126 per square foot.





25 MINS
FROM J9 OF THE M50



EXCELLENT ACCESSIBILITY
TO THE WEST & SOUTH
BY TRAIN



LESS THAN A 10 MIN WALK
TO WHITEWATER
SHOPPING CENTRE



LARGE POPULATION OF
23,000 PEOPLE (2016)



LOCATED ACROSS FROM
COSTA, SUPERVALU, LIDL ETC.



NB. For identification purposes only

LOCATION

Newbridge is situated some 38 kilometres from Dublin City Centre, 17 kilometres from Naas, and is one of the largest urban centres in the county. Located within the greater Dublin Region the town has witnessed a dramatic increase in the population over the past ten years and the general area serves as an important commercial and services centre for the county.

The development is centrally positioned on the Military Road in the commercial heart of Newbridge and adjoins the famous Newbridge Silverware facility which attracts up to 450,000 visitors annually. It is also located close to the Newbridge Retail Park and Whitewater Shopping Centre, the largest regional shopping centre in Ireland which has footfall of in excess of 5 million visitors per annum.

The subject property is located to the front of the Cill Dara Industrial Estate and forms part of a mixed-use commercial block which is located directly opposite the Newbridge Retail Park in Newbridge town. The Newbridge Shopping Centre, the Courtyard Shopping Centre and Whitewater Shopping Centre are centrally located and are adjacent to the subject property.



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DESCRIPTION

The subject property was previously a single unit which has been subdivided into two commercial units and is located mid-terrace in a larger block of mixed-use commercial units. This block benefits from a high profile and fronts onto the Newbridge Ring Road from which it is accessed, opposite the Newbridge Retail Park.

Planning Permission for a change of use from industrial to warehouse (wholesale) store, depot, office was granted by Kildare County Council in August 2020. The subject unit has been subdivided into two separate retail outlets 6E & 6F with each units having independent access and display frontage and car parking to the front.

Both units comprise adjoining terraced retail warehouse units, and are constructed on a steel portal frame with concrete block walls. There is a new double skin insulated metal deck roof on both units, incorporating translucent panels, which was installed just prior to tenant occupation.

Unit 6E, is the larger of the two units and comprises of 6,588 sq.ft. (612 sq.m.) inclusive of two small mezzanines to the front and rear of approximately 1,523 sq.ft. (142 sq.m.) This unit comprises a trade counter to the front, with a suspended ceiling and LED lighting. Lino flooring is found to the front retail area. The rear of the unit comprises sealed concrete flooring, an eaves height of approximately 6 meters, staff canteen, male and female staff toilets including disability accessible toilet facilities. There is air conditioning cassette units throughout the unit, as well as a fire detection system and an alarm.

Unit 6F, the second unit comprises of approximately c. 2,099 sq.ft. or 195 sq.m. of ground floor retail accommodation. This unit comprises retail accommodation in the majority of the area. There is a staff W/C to the rear, a staff kitchen area, and a staff office. A sealed concrete floor is present throughout the unit.

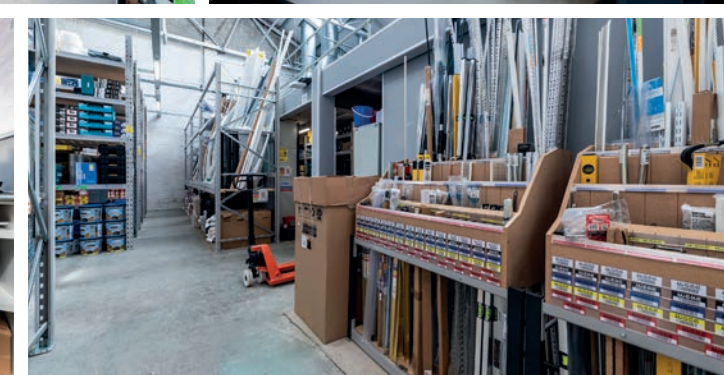
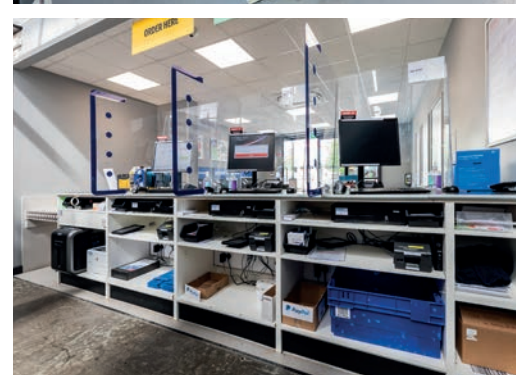
TENANCY SCHEDULE

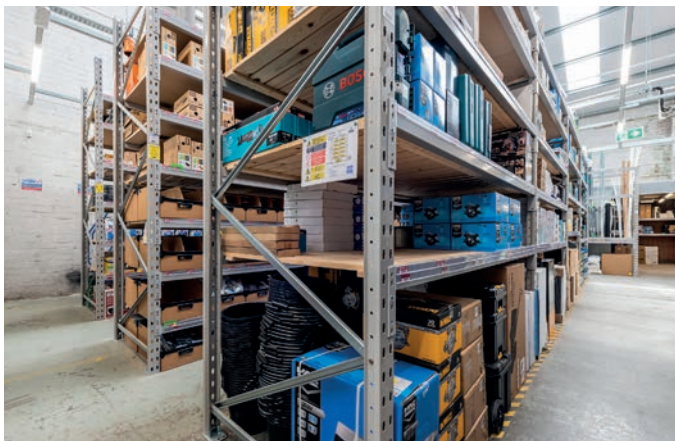
TENANT	DEMISE	AREA (SQ.FT.)	COMMENCEMENT	TERM	CONTRACTED RENT	COMMENTS
Screwfix Direct (Ireland) Ltd.	Unit 6E Cill Dara Industrial Estate	Ground - 5,065 Front Mezz - 400 Rear Mezz - 1,123 Total - 6,588	6th May 2021	10 Years	€52,000 €8.42 /sq.ft.	- Tenant only break-option in year 5 subject to six months' notice - FRI Lease - Open market RR every 5 years
Crown Paints Ireland Ltd.	Unit 6F Cill Dara Industrial Estate	Ground - 2,099 Fire Escape - 419	1st November 2019	10 Years	€28,500 €13.58 /sq.ft.	- No break option - FRI Lease - Open market RR every 5 years
TOTAL		9,106 sq.ft.			€80,500	

Screwfix Direct (Ireland) Ltd (CRO 645397) has a vision net rating of 76/100 and is considered 'Fair Trade Risk'.

Crown Paints Ireland Ltd (CRO 174690) has a vision net rating of 91/100 and is considered 'Low Trade Risk'.

*NB: Prospective purchasers should satisfy themselves as to the accuracy of the above information, including measurements.





TITLE

Long Leasehold.

GUIDE PRICE

€1,150,000 (NIY OF 6.37%).

VAT

Please refer to agent.

BER



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VIEWINGS

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisers.

AGENT DETAILS

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PSRA Registration No. 003587.

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