



UNIT 1, 2 & 3 CANNING PLACE

Newbridge, Co. Kildare

FOR SALE MIXED USE INVESTMENT | By way of private treaty | Tenants not affected



EXECUTIVE SUMMARY



MIXED USE INVESTMENT PROPERTY



PASSING RENT OF
€51,800 PER ANNUM



CAPITAL VALUE APPROX.
€168 PER SQ.FT.



PRIME LOCATION WITH GREAT PROFILE



GUIDE PRICE €585,000



TENANTS NOT AFFECTED



EXTENDING TO APPROX. 323.76 SQ.M.
(3,485 SQ.FT.)



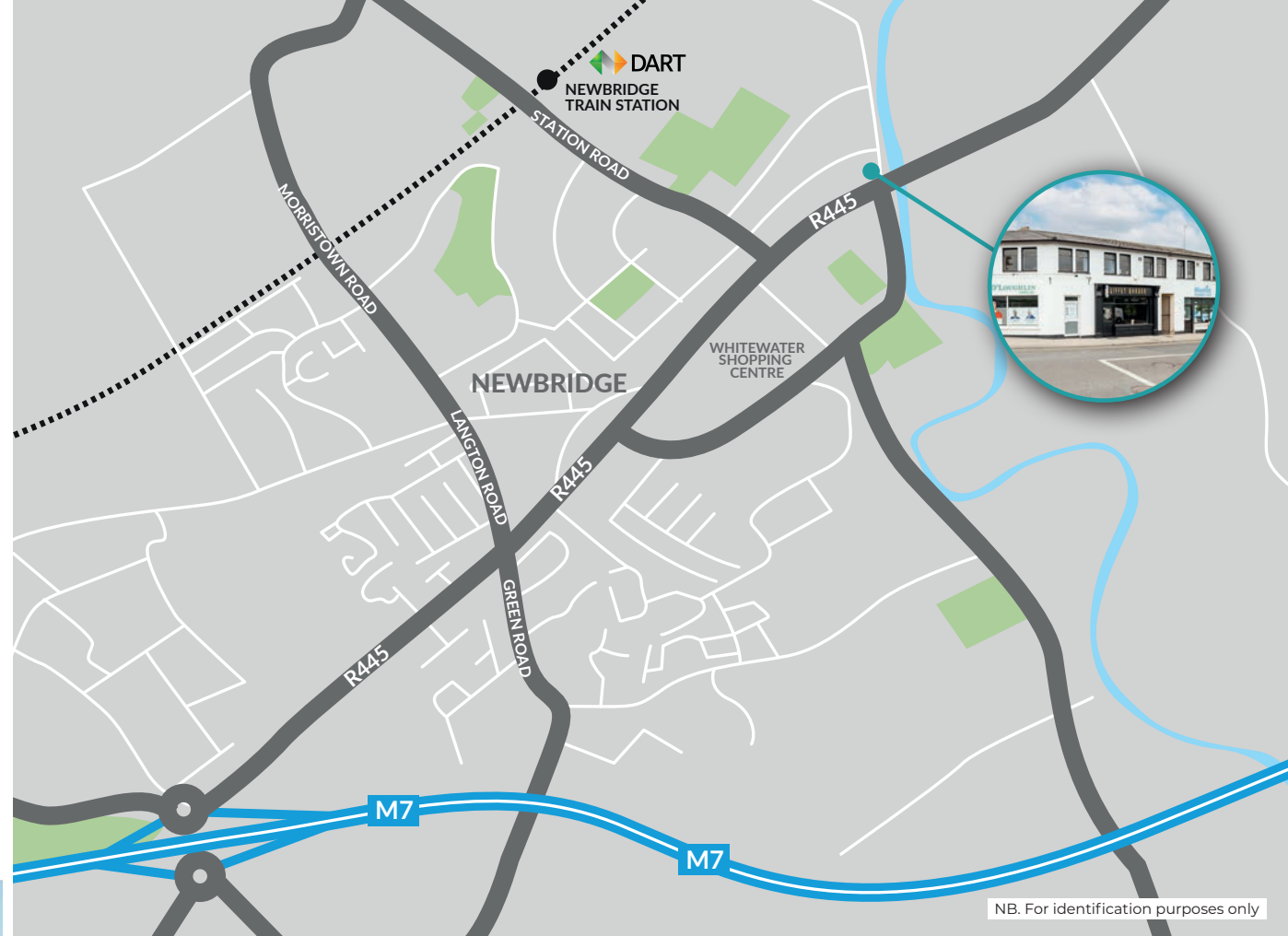
NIY 8.05%

LOCATION

Newbridge is situated some 38 km from Dublin City Centre, 17 km 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 area is predominantly a residential town home to a wide variety of amenities including the Whitewater Shopping Centre, Newbridge Silverware, Riverbank Arts Centre and Newbridge Retail Park.

The subject property is well positioned benefiting from views over the River Liffey. The unit occupies a prominent corner location facing the primary entrance / access bridge to Newbridge Main Street. The subject property is well positioned in close proximity to the Whitewater Shopping Centre which has footfall in excess of 5 million people per annum. Newbridge is well served by various transport options making it an accessible and convenient location.



Newbridge Railway Station



Newbridge Silverware



Whitewater Shopping Centre



NEWBRIDGE RAILWAY STATION 1.5KM



BUS SERVICES 250M



M7 MOTORWAY 3KM

NEWBRIDGE SILVER

WHITewater SHOPPING CENTRE

ST.CONLETH'S GAA PARK

MAIN STREET

RIVERBANK ARTS CENTRE

RIVER LIFFEY



DESCRIPTION

The subject property comprises a 2 storey mixed use mid terraced building extending to approx. 323.76 sq.m. (3,485 sq.ft.).

Externally the property comprises a two-storey corner unit facing onto Canning Place. Internally the property comprises an office unit on the ground floor of Unit 1 extending to approx. 29.47 sq.m. (317 sq.ft.). The ground floor Unit 2 comprises a barber extending to approx. 47.76 sq.m. (514 sq.ft.). Unit 3 comprises a veterinary clinic split over ground and the entire first floor extending to 246.47 sq.m. (2,653 sq.ft.).

The subject property presents in good condition/repair with three tenants operating from the units.



Unit 2 Liffey Barber



Unit 2 Liffey Barber



Unit 1 Fiona O'Loughlin Office

TENANCY SCHEDULE

UNIT	TENANT	PASSING RENT	LEASE COMMENCEMENT	LEASE END	NOTE
UNIT 1	Fiona O'Loughlin	€4,800	01/07/2016	30/06/2021	Rolling lease
UNIT 2	Liffey Barber	€17,000	01/06/2024	31/05/2034	Rent Review / Break Option June 2029
UNIT 3	Blue Vet Veterinary Clinic	€30,000	03/11/2023	02/11/2033	Rent Review / Break Option November 2028
TOTAL		€51,800			

N.B These are approximate floor areas all parties must satisfy themselves as to the accuracy of all floor areas.





TITLE

Please refer to agent.

GUIDE PRICE

€585,000.

VAT

Please refer to agent.

BER

BER C3 D2

SOLICITOR

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VIEWING

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

AGENTS DETAILS

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