

Unit 1, 2 & 3 Canning Place,  
Newbridge, Co. Kildare

**FOR SALE**

Mixed Use Investment | By way of private treaty | Tenants not affected | VAT not applicable



NB. For identification purposes only

## Executive Summary



Mixed use investment property



Prime location with great profile



Extending to approx. 323.76 sq.m.  
(3,485 sq.ft.)



Passing rent of €51,800  
per annum



Guide Price €585,000



NIY 8.05%



Capital value approx. €168  
per sq.ft.



Tenants not affected

# Location

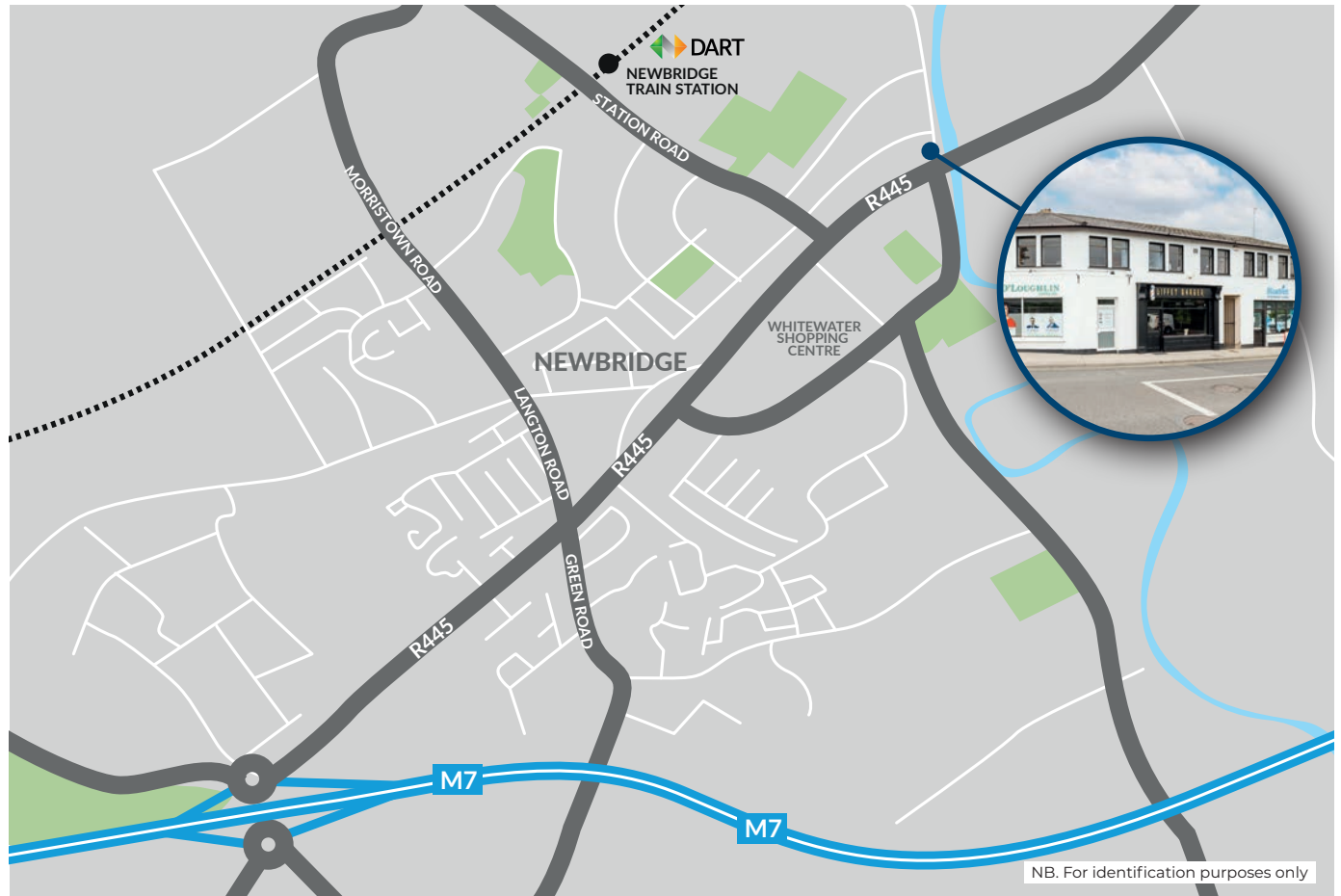
Newbridge is situated some 38 km from Dublin City Centre, 17 km from Naas, and is one of the largest urban centres in the county.

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 1.5km**



**Bus Services 250m**



**M7 Motorway 3km**



Newbridge Railway Station



Newbridge Silverware



Whitewater Shopping Centre







# 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.



Unit 3 Blue Vet Veterinary Clinic



## Title

Please refer to agent.

## Guide Price

€585,000.

## VAT

Please refer to agent.

## BER



## Solicitor

**Joe Morrin**

Morrin Legal Solicitors

Trident House, Dublin Road, Naas, Co. Kildare

**E:** [jm@morrinlegal.ie](mailto:jm@morrinlegal.ie)

**T:** +353 (0) 45 835212

## Viewing

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

## Agents Details

**David O'Malley**

Director

**M:** +353 (0) 86 857 9209

**E:** [david.omalley@qre.ie](mailto:david.omalley@qre.ie)

**Jonathan Donnelly**

Surveyor

**M:** +353 (0) 87 701 8812

**E:** [jonathan.donnelly@qre.ie](mailto:jonathan.donnelly@qre.ie)

**qre.ie**



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