



Charlotte Mall
Newbridge, Co. Kildare

FOR SALE Mixed Use Investment | By way of private treaty | Tenants not affected



Executive Summary



Multi tenanted retail investment property



Prime location with great profile



Extending to approx. 502 sq.m.
(5,405 sq.ft.)



Contracted rent of €67,000
per annum



Guide Price €610,000



NIY 10%



Capital value approx. €113
per sq.ft.



Tenants not affected

Location

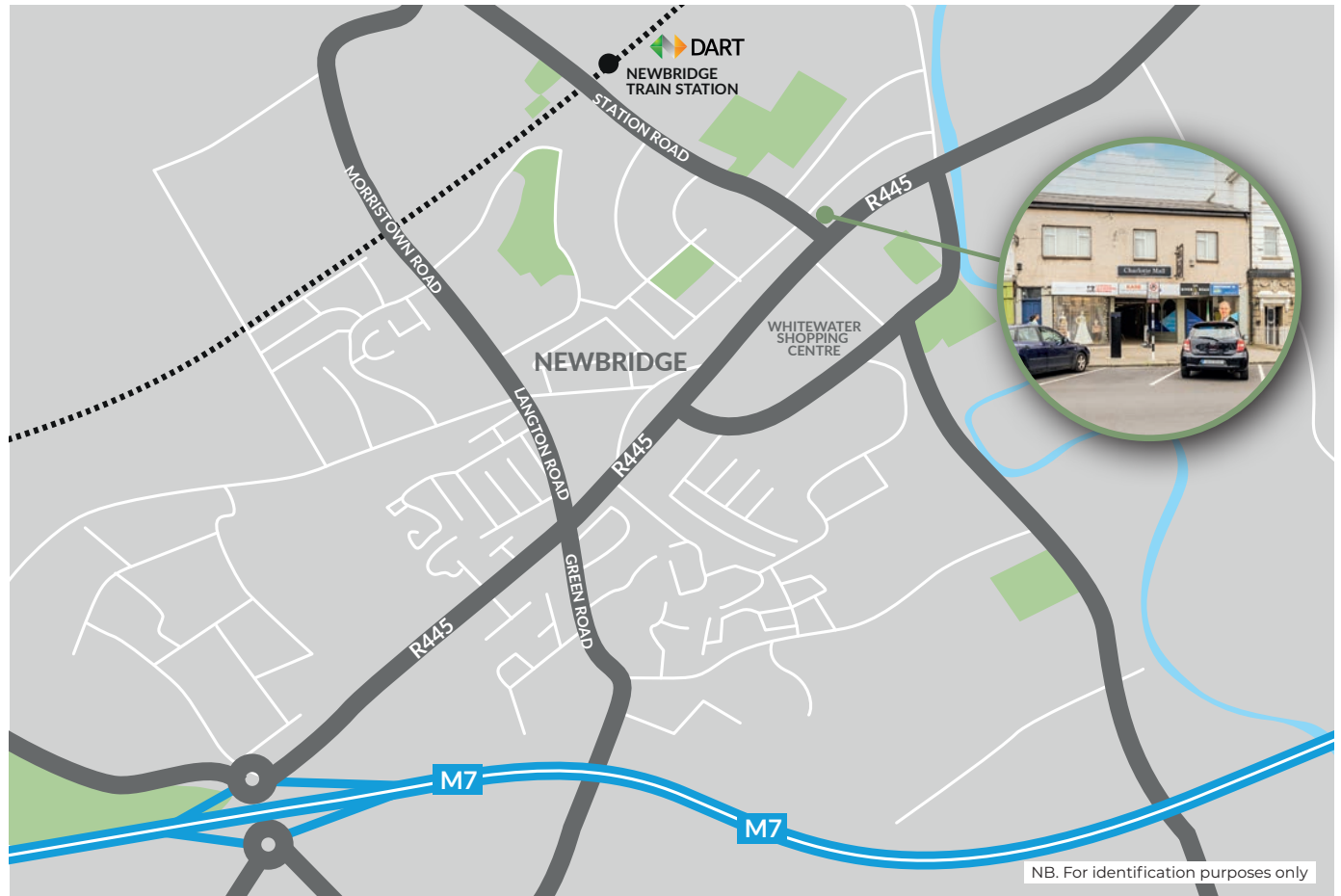
Newbridge is situated some 38 km from Dublin City Centre, 17 km from Naas, and is one of the largest urban centres in the county.

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 superb profile of Newbridge Main Street next to Bank of Ireland and 280m from 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 850M



BUS SERVICES 130M



M7 MOTORWAY 2.8KM



Newbridge Railway Station



Newbridge Silverware



Whitewater Shopping Centre



WHITEWATER SHOPPING CENTRE

PENNY'S

MAIN STREET

BANK OF IRELAND

1ST FLOOR NOT INCLUDED

cm

NB. For identification purposes only

Description

The subject property is a mid-terraced, mixed-use ground floor investment property. It covers an area of approximately 502 sq.m. (5,405 sq.ft.).

The property extends to the rear of the main building, featuring a metal deck roof, rear access, and rear parking.

Internally, the property consists of 11 units occupied by 6 tenants. The units are in good condition and have been fitted out by the tenants.



NB. For identification purposes only



Tenancy Schedule

UNIT	TENANT	PASSING RENT	LEASE COMMENCEMENT	LEASE END	NOTE
UNIT 1 & 2	Love White Bridal	€18,000	01/02/2023	31/01/2033	Rent Review & Break Option February 2028
UNIT 3 & 4	KARE	€12,000	22/05/2020	21/05/2040	Rent Review May 2025. Break option May 2030
UNIT 5	Agreement in Place	€10,000	-	-	Details upon request.
UNIT 9, 10 & 11B	Kildare Youth Services	€22,500	24/04/2015	31/12/2037	Rent Review 31/12/2027 & Break Option 31/12/2031
UNIT 11A	Kildare Youth Services	€4,500	01/07/2020	31/12/2037	Rent Review 31/12/2027 & Break Option 31/12/2031
TOTAL		€67,000			

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

€610,000.

VAT

Please refer to agent.

BER



SOLICITOR

Joe Morrin

Morrin Legal Solicitors

Trident House, Dublin Road, Naas, Co. Kildare

E: 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

Jonathan Donnelly

Surveyor

M: +353 (0) 87 701 8812

E: jonathan.donnelly@qre.ie

qre.ie



PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.