

# TO LET

MAIN STREET

PENNEYS

MICHAEL MURPHYS

## Main Street, Newbridge, Co. Kildare, W12 HN80

C. 583.04 SQ.M. / 6,276 SQ.FT. SUPERB HIGH PROFILE RETAIL PREMISES
- SUIT A VARIETY OF USES (STP)

BER B3

**RENT: ON APPLICATION**

JORDAN

## DESCRIPTION

The property comprises a two storey mid-terraced retail building fronting onto Main Street adjoining The Credit Union and opposite Penney's with access for deliveries available from Dawson Street. Internally, the ground floor provides open plan retail space to the front and storage space to the rear on the ground floor. The first floor provides office accommodation to the front and storage, staff canteen and toilets to the rear.

## ACCOMMODATION: (GIA – approx.)

| | Sq.M. | Sq.Ft. |
|---|---|---|
| Ground Floor: | 487.66 | 5,249 |
| First Floor: | 95.38 | 1,027 |
| Total: | 583.04 | 6,276 |

## ZONING

The property is zoned Objective A: "Town Centre" under the Newbridge Local Area Plan 2013 – 2019.

## LOCATION

Superb retail premises occupying a high-profile location on the north side of Edward Street in the heart of Newbridge Town Centre. The immediate surrounding area is predominantly retail/commercial in nature with nearby occupiers including Penneys (opposite), The Credit Union (adjacent), AIB, Bank of Ireland, Post Office, Michael Murphy's furniture, Courtyard Shopping Centre and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

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 25 years with significant residential and commercial development an important service centre for County Kildare, one of the biggest traffic corridors in the Country. rapid growth in terms of both residential and commercial Existing employers in the area include Pfizer Pharmaceuticals, Bord Na Mona, Oral B, The Defence Forces, Lily O'Briens Chocolates, Comerford Bakery and the Bloodstock Industry.





## FEATURES

- Superb retail premises opposite Penneys
- High profile town centre location
- c. 6,275 sq.ft. (c. 583.04 sq.m.)
- Close to Whitewater Shopping Centre
- c. 7.50 metres of frontage onto Main Street
- Opposite Penneys and close to AIB, Post Office and Michael Murphy's furniture
- Suit a variety of uses (STP)
- Excellent passing footfall





## TITLE

Freehold.

## RENT

On Application.

## RATES

€11,226.60

## SERVICES

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

## NEGOTIATOR | **Liam Hargaden**

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## VIEWINGS

Strictly by prior appointment with sole letting agents only.

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