

**MODERN FULLY FITTED RETAIL UNIT OCCUPYING
PRIME HIGH STREET LOCATION (Formerly t/a Hickeys Pharmacy)
34 MAIN STREET, NEWBRIDGE, CO. KILDARE** **TO LET**

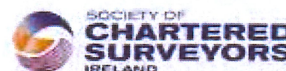


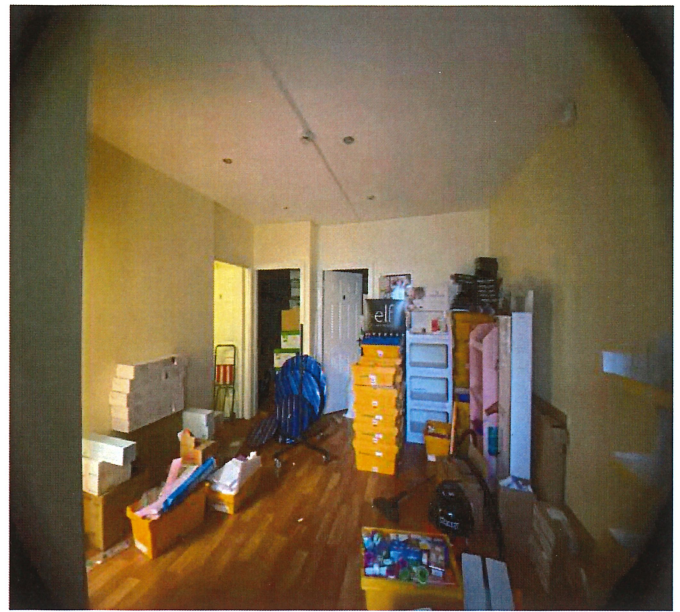
- * 2 Storey Retail Property in total 163 sq. metres fronting Main Street, with adjoining occupiers including Eurogiant, Paddy Power, Bradburys, Farrell & Nephew, Bank of Ireland, PTSB Bank etc.
- * Ground Floor Retail NIA approx. 80.6 sq. metres.
- * First Floor Kitchen, Offices, Storage approx. 82.5 sq. metres.
- * Building Frontage 4.825 metres.
- * Available immediately to suit a wide variety or range of possible users.

Contact: Ben Pearson - bpearson@agar.ie - 087 981 5200

Subject to Contract

VIEWING: BY PRIOR APPOINTMENT ONLY





ACCOMMODATION:

Ground Floor Retail –	approx. 80.6 sq. m.
First Floor Offices/Stores/ Kitchen/Comms Room –	<u>approx. 82.5 sq. m.</u>
Total -	approx. 163.1 sq. m.

TERMS:

Available by way of sub-lease for a term of 5 years.
Tenant liable for repairs, payment of rates and landlords insurance.

RENT:

€30,000 per annum exclusive plus VAT payable quarterly in advance.

RATES:

€3,737 for 2024.

BER:

D2

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