

SHOP/RESTAURANT WITH ANCILLARY TAKE AWAY TO LET



UNIT 2, THE GEM, POPLAR SQUARE, NAAS, CO. KILDARE.

- Retail Unit on Main Street, Naas.
- Ground Floor and First Floor.
- Floor area approx 222sqm.
- FPP for Restaurant with Ancillary Take Away

LOCATION:

The property is situated on the main street in Naas just past Lawlors Hotel and beside Tax Assist and Abrakebabra. Adjacent shops include Permanent tsb, Paddy Power, McDonalds and Sherry Fitzgerald. The area is well serviced with public transport.

DESCRIPTION:

The premises comprise of a ground floor shop which extends to a popular size of 155sqm. There is public car parking immediately to the front of poplar square which benefits from a large footfall. The first floor provides a number of offices with Men's and Ladies toilets. These premises could suit many retail uses subject to appropriate planning.

ACCOMMODATION:

Ground Floor approx.	155sqm
First Floor	67sqm

Total	222sqm

LEASE:

Flexible Terms

RENT:

€45,000pa

RATES:

Approx €8,500pa

BER RATING:



VIEWING:

Strictly by Appointment

PSRA Licence No. 001142

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