



Charlotte Mall  
Newbridge, Co. Kildare

**FOR SALE** Mixed Use Investment | By way of private treaty | Tenants not affected | VAT Not Applicable



## 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

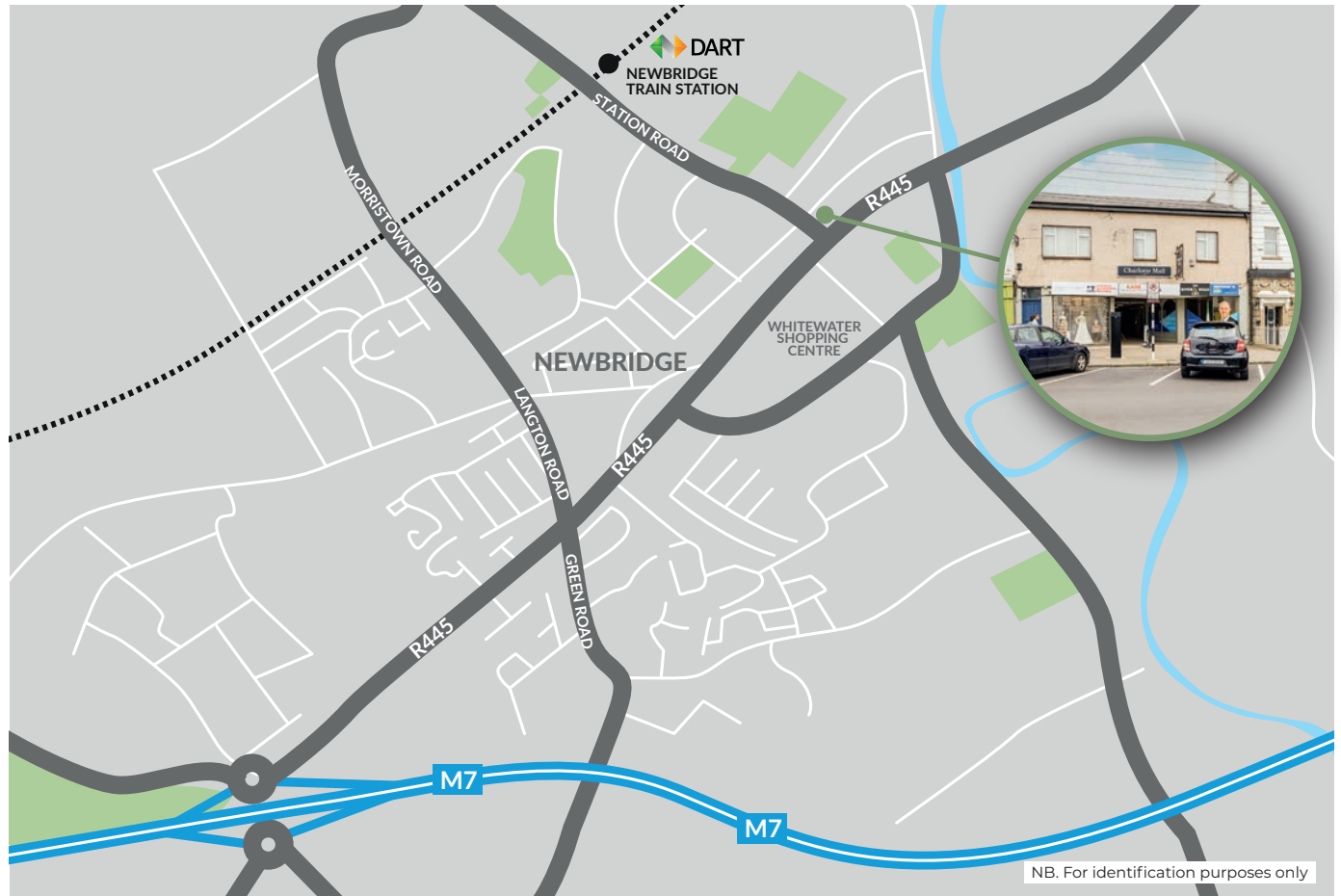
Newbridge is situated some 38 km from Dublin City Centre, 17 km from Naas, and is one of the largest urban centres in the county.

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





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
<b>TOTAL</b>		<b>€67,000</b>			

**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](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**



**REAL ESTATE  
ADVISERS**