



Unit 2 Block D  
The Waterways  
Sallins  
Co. Kildare  
W91 W542

**For Sale**

Price on Application



1292 Sq.ft  
(120 sq. m)



Parking



Village Centre  
Development

**Retail Unit**

## PROPERTY FEATURES

- Modern Retail Premises
- Extends 1292 sq. ft (120 sq. m)
- High Footfall Location
- Tenant in Occupation with c. 9 years remaining



## DESCRIPTION

The subject property comprises a high-profile ground floor retail unit extending to 120 sq.m (1292 sq.ft) with ample parking to the front. The unit is laid out with an open plan Retail space to the front with storage and toilet facilities to the rear. The property is currently occupied by The Society of St Vincent De Paul as Retail Outlet on a 10 year lease from August 2023 at a passing rent of €17,000 p/a.



## LOCATION

Sallins village is situated in Co. Kildare, approximately 3.5km's north of Naas town centre and 38km southwest of Dublin City Centre. The population of the village has doubled over the last 20 years and is currently c.6,269 persons (census 2022), however its proximity to Naas places it as a suburb of the larger town with its population in excess of 26,000 residents (census 2022). Sallins train station serves as the rail link for Naas and the general Naas area.



The Waterways is a modern mixed use development located next to Sallins Train Station, on the southern edge of Sallins Village. Block D comprises a mix of Retail, Office and Residential accommodation laid out across 3 floors and enjoys excellent footfall with neighbouring occupiers including Reilly's of Sallins Supervalu, An Post, Mangans Family Pharmacy, and the Imagination Station

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