



**Naas Shopping Mall
North Main Street
Naas
Co. Kildare
W91 XH52**

- Prime, Town Centre mixed use development in the heart of Naas
- High-profile position on North Main Street, benefiting from strong pedestrian footfall and excellent visibility.
- Accommodation extending to approximately 1,077 sq. m (11,593 sq. ft) over ground and first floor
- Surface Car Park to rear

O'Neill & Co.

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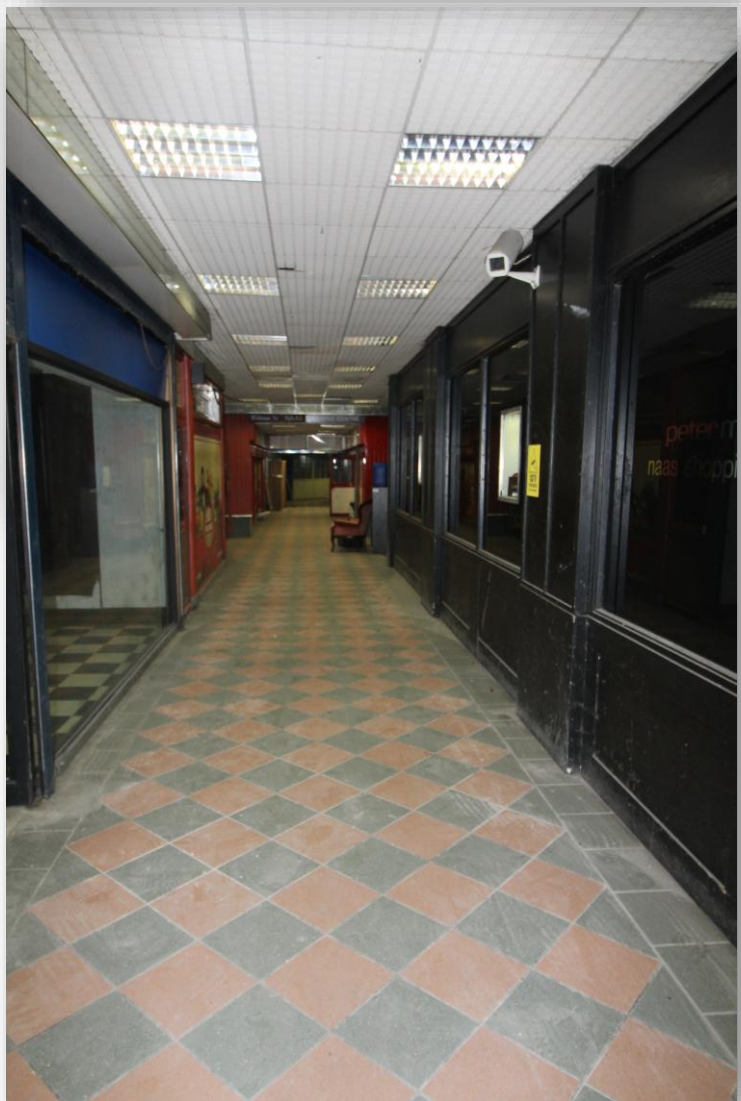


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Location

- Naas is a well-established and vibrant commercial hub, serving as the largest retail and service centre for County Kildare. The town centre is supported by several car parks, strong public transport links, and close proximity to the M7 motorway
- With a population of c. 21,000, the town benefits from a growing residential catchment and strong employment base
- The town benefits from a strong mix of national retailers, independent traders, cafés, restaurants, professional services, and financial institutions
- The subject unit is located in the heart of the Town Centre, adjacent to all the amenities and services Naas has to offer
- Neighbouring occupiers include Dunnes Stores, Benneton, Peter Mark, Insomnia, Specsavers





Description

- Prime town centre opportunity with frontage onto North Main Street
- The building extends to 1,077 sq. m (11,593 sq. ft) , over ground and first floor levels.
- Ground floor retail accommodation of approximately 517 sq. m (5,565 sq.ft) with rear access.
- First floor theatre style accommodation of approximately 463 sq. m (4,984 sq. ft) which also includes toilet and kitchenette facilities.
- Separate first floor offices extending to 97 sq. m (1,044 sq. ft) accessed from the rear of the property
- 15 surface car parking spaces to rear.

BER EXEMPT

Ratable Valuation

€161,000

Viewing Details
By Appointment
Only

Quoting Price
On Application

VAT
Applicable at the Appropriate
Rate



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