



**Unit 31
Naas Town Centre
Sallins Road
Naas
Co. Kildare
W91 X524**

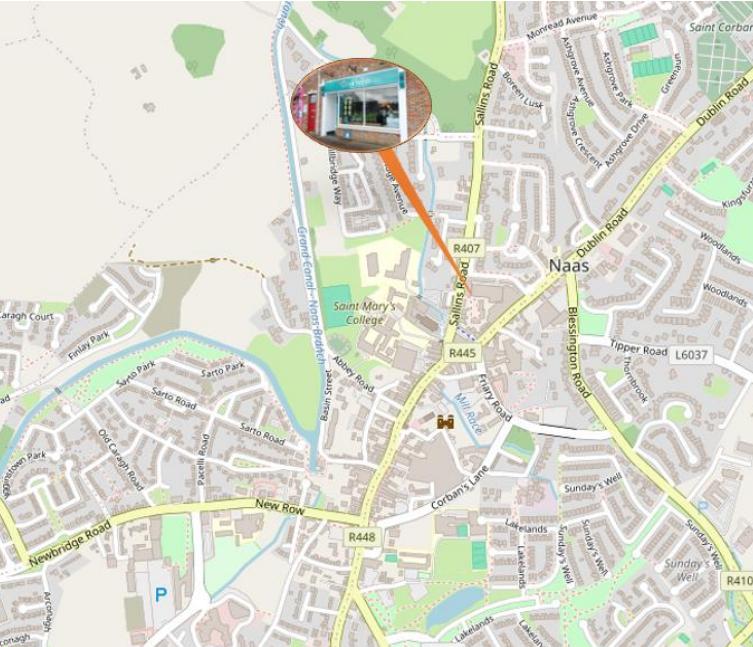
- **Prime Restaurant / Take-Away Unit extending to 132.5 sq. m. (1,426 sq. ft.).**
- **High-Profile Town Centre location with Prominent Frontage to the Sallins Road**
- **Fully fitted restaurant with a well-equipped kitchen, prep area, and professionally designed seating layout.**

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Location

- Naas is the largest urban centre in Co. Kildare and a key commercial & service hub for the Greater Dublin Area.
- Naas Town Centre is a mixed commercial development located in the heart of Naas along the Sallins Road
- Strong footfall due to its proximity to anchor retailers, cafes, and public parking facilities.
- Neighbouring occupiers include FBD Insurance, Permanent TSB



Description

- Restaurant / Take-Away extending to 132.5 sq. m. (1,426 sq. ft)
- High profile, featuring prominent frontage to the Sallins Road
- Exceptionally high quality & specification fit out
- Lease Assignment – 20-year from 1st June 2023 with a Tenant Break at year 5 subject to 5 yearly Rent Reviews

Quoting Price

€170,000

Annual Rent

€31,500

Ratable Valuation

€19,090

Service Charge

€6,240



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