



**Unit 2
Carragh Village Centre
Carragh
Co. Kildare
W91 E16W**

- Retail Unit extending to 63 sq. m (680 sq.ft) with Parking to rear
- Prominent position in the centre of Carragh village with 5m frontage to Main Road
- Currently configured as a Hairdressing Salon with a main retail floor of 42 sq.m (452 sq.ft)

O'Neill & Co.
Chartered Surveyors & Auctioneers Ltd.
Trident House
Dublin Road
Naas
Co. Kildare



+353 (0)45 856 604
www.oneilandco.ie

Contact

John Newcombe



087 384 8527



john@oneilandco.ie

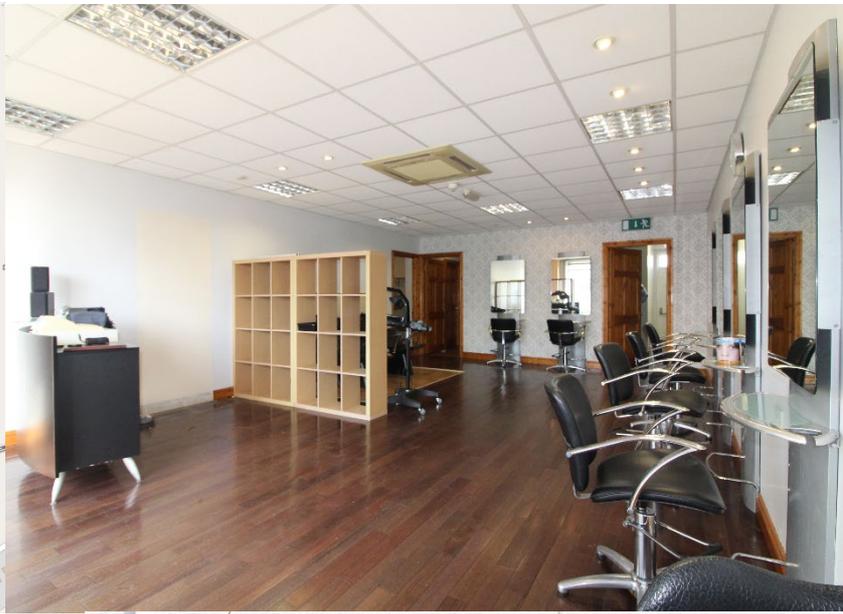
Darac O'Neill



087 965 6063



darac@oneilandco.ie



Location

- Carragh is a rural village located c. 6 km from Naas town centre
- The village features a busy supermarket,, pharmacy, primary school and church
- The Retail Unit is in the heart of the village, next to the supermarket and adjacent to Carragh National School

Description

- Occupies a prominent position on the Main Road with ample parking available to the rear
- Ground Floor Retail Unit extending to 63 sq. m (680 sq.ft), with storage, kitchenette and facilities
- Currently configured as a Hairdressing Studio, featuring 6 Chairs, 2 Wash Stations, Air Conditioning & Suspended Ceilings



Quoting Price

€15,000 p/a

Ratable Valuation

€6,940

BER C2

DISCLAIMER
These particulars are issued by O'Neill & Co. Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. Applicants are advised to make an appointment through us before viewing. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. Any reasonable offer will be submitted to the owner for consideration. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. © O'Neill and Co. Ltd. 2024. PSRA Licence No: 001224