



**SPACIOUS C. 167 SQ.M. GROUND FLOOR UNIT –  
SUIT A VARIETY OF USES – OFFICE/RETAIL/SHOWROOM**

**SERENDIPITY SHOP & COFFEE, ELSMORE COURT,  
NAAS, CO. KILDARE, W91 N5KH**

**GUIDE PRICE: € 270,000      RENT: €27,000 PER ANNUM**

**FOR SALE OR  
TO LET**

**JORDAN**

**PSRA Reg. No. 001536**

## FOR SALE OR TO LET

### SERENDIPITY SHOP & COFFEE, ELSMORE COURT, NAAS, CO. KILDARE, W91 N5KH

#### DESCRIPTION:

Serendipity is situated in a pivotal position on the South Ring Road as part of the Elsmore development in the heart of a residentially populated area with adjoining developments including Castlefarm, Primrose, Whitethorn and John Devoy Park. The unit has a large display window space offering an abundance of light to a ground floor open plan unit containing c. 167 sq.m. (c. 1,800 sq.ft.) including office, toilet and stores. Three charging spaces for EVs. Suit a variety of uses retail/office/showroom, etc.

The Kildare County Council offices and Osprey Hotel are only c. 600 metres from the unit.

Naas is the County Town with a population of c. 26,000 people having developed significantly both commercially and residentially in the last 2 decades. Located within the commuter belt only c. 25 km south west of the M50 with the Train Service in Sallins and M7 Motorway access at Junction 10, along with the bus route. The bustling Main Street is c. 1½ km with restaurants, pubs, banks, post office all within a short walk. Large retailers include Tesco, Dunnes Stores, Lidl, Aldi, B & Q, Harvey Norman, Woodies, Currys, Halfords, Powercity to name but a few. Local employers include Kerry Foods, Green Isle Foods, QK Meats and Pfizer Pharmaceuticals.

**MANAGEMENT FEE:** €2,170 per annum

**BER: G BER NO:** 800899148

#### TERMS OF SALE:

Any offer to be submitted by email with proof of funds provided

#### CONTACT:

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