

FOR SALE – BY AUCTION

Former Mother Hubbards, Moyvalley, Co
Kildare



Property Highlights

- Landmark Premises occupying a prime site extending to approx. 6.6 acres
- High profile trading position with approx. 400 meters frontage onto the R148
- Entire property being sold with the benefit of vacant possession
- Currently comprises of a restaurant premises & two adjoining retail units. Extensive surface parking.
- The subject property extends to 888sq m (9,558.42 q. ft.).

Contact

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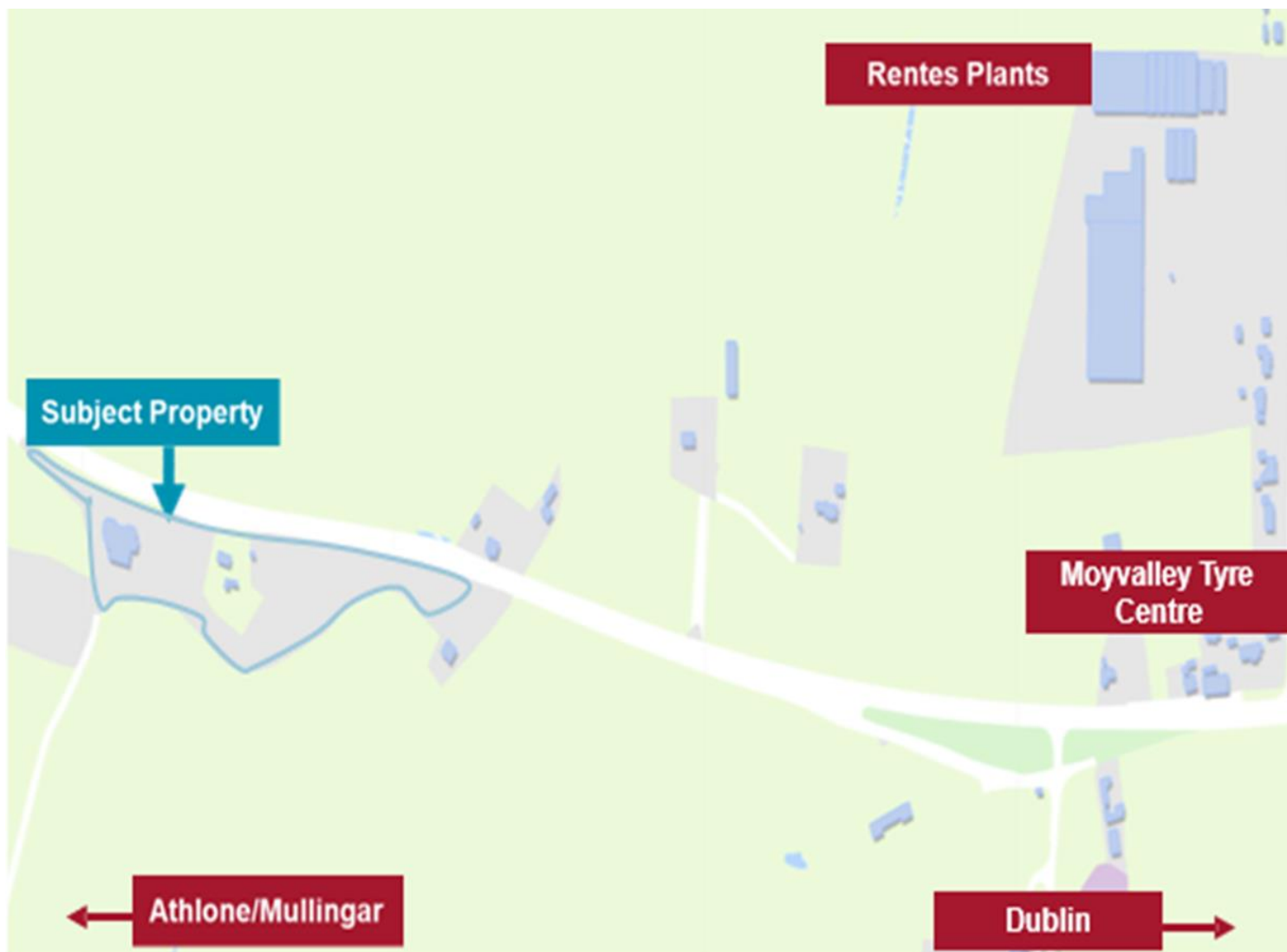
Property Description

The subject property consists of 6.6 acres of land, including a single storey retail building, large open tarmac car park and a derelict residential dwelling with garden.

The property consists of a single storey retail building, extending to approx. 888sqm (9,558 sq.ft.). The internal layout contains a fully fitted restaurant with a seating area, bar area, Kitchen, and WC facilities. There are two adjoining retail premises, currently fitted as a barber, euro Store. The building is situated on a large car park to the side and rear of the property.

Location

The subject property is located on the south side of the R148 which was formally the main Dublin to Galway Road prior to the construction of the M4 motorway opening nearby. This premises was a well know 'pit-stop' for many generations of people travelling between Dublin and the West of Ireland. It is situated approximately 10km to the east of Enfield and 12km to the west of Kinnegad in Co. Kildare and the university town of Maynooth is just 30 kms away. Both Broadford and Longwood villages are also close by.



Map for illustrative purposes only.

Accommodation	Size (Sq M)	Size (Sq Ft.)
Retail Area	888	9,558.43
Total Floor Area	888	9,558.43

BER details

BER: D1
BER No. 800767576



For illustrative purposes only



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Tenancy

The property is available with full vacant possession with the benefit of the fit out in place.

Tenure

The property is held under a freehold title

Rates

Commercial rates for 2020 are €12,578.

Reserve Price

€450,000 exclusive of purchaser's costs.

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