

Clement Herron Real Estate
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Creche, 5 Kilcullen Road, Naas

Starting Bid: €440,000.00



For sale by Clement Herron Real Estate via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to bring to the market this superb creche premises, an excellent investment opportunity.

This investment property, which is sold with vacant possession, offers a potential return in the region of 10% after standard purchase costs, with reversionary and development potential.

The property sits on c. 1/3 of an acre site and consists of the main creche and a detached after-school facility.

Naas is the administrative centre of Kildare and one of Ireland's fastest-growing towns, boasting excellent commuter links with Dublin (Naas to Dublin city centre via train 30 mins).

The town is home to a number of large-scale employers including Naas General Hospital,

Kerry Group Global Technology and Innovation Centre and has a wealth of leisure and retail amenities. Features Services: Main water, sewerage. Oil-fired central heating. Large parking area to the front. Enclosed rear garden. Main Creche Building 153m2 GIA. After-school facility 48m2 GIA.

BER D2 / BER No. 800734956
Floor Area 201 m2

TO VIEW OR MAKE A BID Contact Clement Herron Real Estate or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.