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Waterways Medical Centre, Waterways, Sallins

Starting Bid: €500,000.00



For sale by Team Lorraine Mulligan of REMAX Results via the [iamsold](https://www.iamsold.ie) 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.

This superb C. 163 sqm or C. 1,754 sqft medical centre, strategically positioned between the vibrant town of Naas, Co. Kildare, and the thriving village of Sallins, Co. Kildare.

This prime location offers immediate access to the M4 motorway, ensuring seamless connectivity for patients and staff alike.

With explosive population growth in recent years in Ireland and an ever-increasing demand for quality medical services, this property presents a lucrative business opportunity for a forward-thinking investor or medical professional. Situated in the heart of County Kildare, one of Ireland's most affluent regions, this medical centre benefits from a strong local economy driven by major industries, including The Kerry Group, Intel, and a thriving agricultural sector.

Kildare is also globally recognized for its prestigious equestrian industry, home to world-

renowned stud farms and elite five-star hotels, such as The K Club (host of the Ryder Cup) and Carton House in Maynooth. This combination of wealth, industry, and an increasing population makes this state-of-the-art medical facility an outstanding investment.

Key Features:

C.163sqm or C.1,754sqft medical centre with modern infrastructure.

This is prime commercial building. Well recognised landmark

Prime location between Naas and Sallins, with quick access to the M4

Booming local population creating high demand for medical services

Situated in one of Ireland's most prosperous counties

Proximity to major employers and industries, ensuring a steady client base

This is a rare opportunity to establish or expand a medical practice in an affluent, high-growth area with exceptional commercial potential. Act now and position your business for success in this prestigious, high-demand location.

MAIN RECEPTION:

7.98M X 7.53M

OFFICE 1:

5.00M X 3.97M

OFFICE 2:

4.87 X 3.78M.

OFFICE 3:

3.80M X 3.52M

OFFICE 4:

3.81M X 3.35M

KITCHEN:

3.77M X 2.11M

WC: X 2 FOR LADIES AND GENTLEMEN

WHEELCHAIR ACCESSIBLE W.C :

2.81M X 1.98

SQUARE FOOTAGE: C. 163 sqm or C. 1,754 sqft

HOW OLD IS THE PROPERTY: Under 20 years old

COMMERCIAL RATES: €4,433.94

BER D1 / BER NUMBER: 800886095

CARBON EMISSION INDICATOR NUMBER: 43.34 kgCO2/m2/yr 1.46

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Grid supplied electric heating

AIR CONDITIONING AVAILABILITY: Yes

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/547e4b3ae31d43c78dbf03dc234afd18/auction-pack>

TO VIEW OR MAKE A BID Contact Team Lorraine Mulligan of REMAX Results 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.

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