



## The Mill House

Main Street, Celbridge, W23 E8P2

**Excellent opportunity to acquire an easily managed commercial investment opportunity in the centre of Celbridge village.**

- Easily managed investment opportunity
- Ideal for a self administered pension
- Three of the four floors are vacant
- Ground floor takeaway unit producing €27,000 currently overholding
- Redevelopment opportunity S.P.P

# The Mill House, Main Street, Celbridge, W23 E8P2

## Summary

Price	Offers in excess of €250,000
BER Rating	Upon enquiry

## Description

A substantial three-storey mixed-use building offers a prominent street presence and versatile accommodation throughout. The ground floor is part occupied by a Chinese takeaway whom are producing a rental income of €27,000pa. although currently overholding, with a separate vacant unit previously used as a taxi rank, providing excellent potential for retail or office use.

The upper floors are currently vacant and offer bright, flexible open-plan spaces with high ceilings and original timber flooring, suitable for a range of commercial uses such as offices, studios, or further retail.

To the rear, the property features a private, gated yard with ample space for deliveries, parking, or storage, and is bordered by mature trees for added privacy. The building enjoys attractive views over a nearby watercourse, with the rear elevation directly overlooking the river and adjacent green spaces.

The main façade is rendered and painted, with large display windows at street level providing excellent visibility for ground floor occupiers. Upper floors are accessed via a separate entrance, allowing for independent use or potential subdivision. This is a rare opportunity to acquire a landmark building with flexible accommodation and strong commercial potential within a rapidly growing commuter town.

- Ground Floor Restaurant & Take-Away (Occupied) 192.38
- Ground Floor former Taxi Office (now vacant) 43.12
- First Floor former Gym (now vacant) 81.52
- Second Floor former Surgery (now vacant) 81.52

## Location

Main Street in Celbridge is situated in the heart of one of County Kildare’s largest and most established towns. As of the 2022 census, Celbridge has a population of 20,601, making it the third largest town in the county. The location offers excellent connectivity, lying just 23 km west of Dublin city centre—a journey that typically takes about 25 minutes by car or 43 minutes by direct bus, with frequent services throughout the day.

Celbridge is also ideally positioned for access to the university town of Maynooth, which is only 6 km away. Maynooth is home to Maynooth University and can be reached by bus in approximately 15 minutes, with regular services linking the two towns. This proximity to both Dublin and Maynooth makes Main Street, Celbridge, a highly attractive location for residents and businesses seeking convenient access to major urban, educational, and employment centres.



## Viewing & Further Information



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