

Unit 367, The Square, Tallaght, Dublin 24

For Sale by Private Treaty
Well located Shop Investment

For Sale



- Current Income of €36,000 (pax)
- Let to Tony Quinn Health under a Long-Term Lease
- Superb Retail Mall Unit Opposite entrance to Dunnes Stores
- Densely Populated Surrounding Area & Exceptional Footfall
- Tenants Not Affected

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Location

The Square Tallaght is one of Dublin's most established and well laid out shopping centres. Conveniently accessed from the N81 dual carriageway and easily accessed throughout south-west Dublin, the centre has benefited from continuous upgrades since it was built and offers a wide variety of shopping from some of Ireland's highest profile brands.

The surrounding areas are largely residential in character with many of the nearby estates being populated by younger families who have moved into the area. In recent years, the area has benefited by the addition of many new hotels, whilst sporting facilities are located nearby at the Tallaght Stadium. The LUAS Red Line runs adjacent to the Centre, providing easy access to the City and beyond.

Tallaght benefits from an excellent main road network, with the M50, N7 and M4 all nearby, in addition to Templeogue, Walkinstown and Firhouse.

Description

Unit 367 comprises a retail mall unit at Level 3, located opposite the entrance to Dunnes Stores.

The unit comprises c.15 Sq. M. of open-plan space which enjoys excellent profile, featuring full length display glazing. The unit further benefits from excellent passing footfall leading to the IMC cinema complex and its proximity to the nearby lift, escalator and stairway.

Unit 367 is highly visible from the central atrium, which houses the vertical circulation, many cafés, restaurants and food outlets, with the centre benefitting from substantial footfall throughout the week.

This centre has a wide catchment and is popular as a family destination and major occupiers on Level 3 include Dunnes Stores, The Works, Regatta, Tresspass, Specsavers, Nandos, Burger King, McDonalds along with a ten screen IMC cinema.

Accommodation

Floor Area	Sq.ft	Sq.m
Total	161.45	15

Intending occupiers are advised to verify all floor areas and undertake their own due diligence.

Title

The property is held under a 9,983 year lease.

Tenancy Schedule

This unit is let to Tony Quinn Health Stores under a long-term lease from 1996 which is due to expire in 2021, and is subject to a reserved rent of €36,000 per annum exclusive. In addition to the rent the tenant is liable for the payment of service charges, local authority rates and landlords insurances.

Rates

We are advised that the South Dublin County Council Rates for 2019 are €4,960.

VAT

We are advised that VAT will apply to this sale.

BER

BER D1

BER no: 800695793

Energy Performance Indicator: 1558.02 kWh/m²/yr

Price

We are seeking offers in the region of €350,000 (plus Vat) which equates to a Net Initial Yield of 9.35 %

Viewing

Strictly and only by prior appointment through the sole selling agents.

