

FOR SALE BY PRIVATE TREATY RETAIL INVESTMENT OPPORTUNITY

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**KOKO,
UNIT 257,
LEVEL 2,
THE SQUARE TALLAGHT,
DUBLIN 24,
D24 RX61.**



BER C2

- Busy established retail unit extending to c.127.77sqft (c.11.87sqm) NIA.
- Located between Dunnes Stores and Tesco within The Square Town Centre in Tallaght.
- Let to KOKO – piercing studio currently producing €40,000 per annum.

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA No.002226



LOCATION

Unit 257 is ideally located on Level 2 directly between the two main anchor tenants - Dunnes Stores & Tesco providing excellent profile and high footfall. The Square Town Centre is one of Irelands largest shopping and leisure destinations with over 144 shops and 32 eateries over three levels. Key retailers include Penney’s, Life Style Sports, H&M, River Island, TUI, New Look, Sketchers, Boots, Peter Mark, JD Sports and Dealz.

The Square is situated in Dublin’s most densely populated suburb with excellent footfall figures in excess of 300,000 people per week. It’s a highly accessible location close to the junction of the N81 and the M50 Motorway. The Tallaght Red Luas Station is approximately 100m away and provides rapid link between The Square and Dublin City Centre.



DESCRIPTION

McNally Handy & Partners are delighted to present a wonderful opportunity to acquire this conveniently located double fronted kiosk extending to approximately 127.77sqft (11.87sqm) NIA located directly between Dunnes Store and Tesco on Level 2. The accommodation briefly comprises a rectangular shaped open plan retail unit currently trading as KOKO - piercing studio/Jeweller which had been in operation for over 20 years in the centre. The property benefits from an extensive display extending to 9.22m in total including a 3.97m roller shutter covered entrance.

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Internally, the unit benefits from an overhead hot & cold A/C unit and is fitted out with tiled floors, single glazed glass display windows, plaster painted walls and ceilings with spot lighting throughout.

TENANCY

Let to Celtic Spirit Jewellery Limited T/a KOKO - currently overholding and producing a rental income of €40,000 per annum.

ACCOMMODATION

DESCRIPTION	USE	SQ.M (NIA)	SQ. FT (NIA)
LEVEL 2	Retail	11.87	127.77
TOTAL		11.87	127.77

- ***Any potential purchaser will need to satisfy themselves regarding measurement and the above figures and attached layout plans are for identification purposes only and cannot be relied upon by any third party.***
- ***Suitable for a variety of uses, subject to planning.***

RATES

SDCC Commercial Rates for 2024 are €5,823.60

SERVICE CHARGE

€2,420.80 + VAT (2024) per annum.

INSURANCE

€194.31 + VAT (2024) per annum.

BER DETAILS

BER: C2

BER Number: 801002809

EPI: 397.03kWh/m2 1.33

TITLE

We understand the property is held under a long leasehold title.

QUOTING PRICE

Offers in excess of **€400,000**.

VIEWING

By appointment only through sole agents McNally Handy & Partners.

Contact

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