

**To Let** (By Assignment)

# Unit 312A The Square

Tallaght, Dublin 24



 **hwbc**

- ❖ Retail unit extending to 133.6 sq. m.
- ❖ Adjoining Dunnes Stores, Early Learning Centre and Shoe Zone
- ❖ Suitable for a variety of uses (subject to landlord's consent)
- ❖ Available immediately.



## Location

The Square is Ireland's first regional shopping centre and is located 8 miles south west of Dublin City Centre, close to the M50 motorway network. The LUAS red line links Tallaght to the City Centre via some of Dublin's most densely populated residential areas. Tallaght has an urban population of approximately 80,000 people and is a major town centre in its own right. The Square Town Centre comprises 39,948 sq. m. (430,000 sq. ft.) on three levels anchored by Dunnes Stores, Debenhams Department Store and Tesco. There is a 12 screen multiplex cinema and parking for approximately 3,000 cars.

## Description

Unit 312A is located on Level 3 adjoining the Early Learning Centre and near the entrance to Dunnes Stores and benefits from substantial passing trade. Other prominent occupiers include HMV, Millets, McDonalds Restaurant, Burger King and 12 screen multiplex cinema.

## Lease

The unit is held on a 35 year lease from 11th November 1991 incorporating five yearly rent reviews.

## Passing Rent

The current rent is €150,000 per annum.

## Rates

The rates for 2010 are €23,500

## Service Charge

The service charges are currently €20,495.24 per annum.

## Viewing

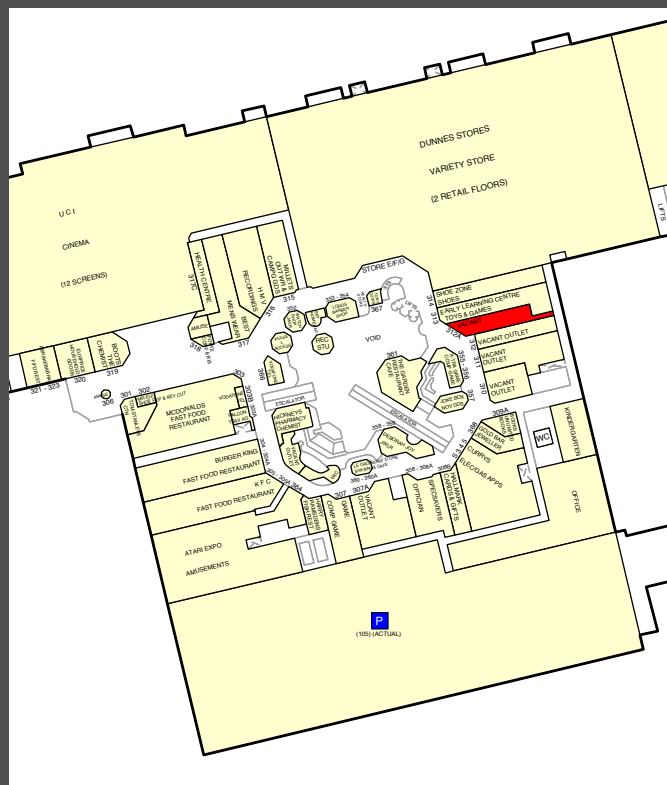
Strictly by appointment with sole agents.

## Accommodation

Floor	Use	Sq.m
Level 3	Retail	133.6

All intending purchasers/tenants are specifically advised to verify the floor/site areas and undertake their own due diligence

## Goad Plan The Square



(for illustration purposes only)



For further details please contact:

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