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# For Sale

By Private Treaty

*Outstanding Retail Investment*

O'Briens Unit, Level 3, The Square Shopping Centre,  
Tallaght, Dublin 24

BER Exempt



# Summary

## Overview

The investment is a modern open plan café unit which extends to a total area of approximately 1,310 sq. ft. with a seating area and a remote storage unit close by. It is located on Level 3 of the well renowned Square Shopping Centre.

The property comprises three elements:

- Unit 360A & Storage Room S3/2- Held long leasehold with an occupational lease to Cosmas Tallaght Limited.
- Unit 360 – 10-year lease from 16th September 2024 to the vendor which is subsequently leased to Cosmas Tallaght Limited co-terminus with the 360A lease.
- Area subject to Possessory Title application – Possessory title application pending with Tailte Éireann, which is subject to approval.



## Location

The Square Shopping Centre is situated in Tallaght, a southwest suburb of Dublin, approximately 9 km from the city centre. It is one of only five regional schemes that serves a significant catchment area.

Since the early 1970's, Tallaght has seen continued population growth and developed from a small village to one of Dublin's "new towns".

The 2022 Census shows that the suburb's population stands at 81,022. Tallaght is the third largest population centre in the country.

The centre is easily accessible. In addition to being within walking distance of a large catchment, the LUAS Red Line stops directly outside the centre providing access to the north city centre in 37 minutes, whilst numerous Dublin bus routes serve the area. The M50, Dublin's main motorway, is 2.5km to the east.

The Square is home to over 160 retail units and restaurants and a 13-screen cinema across 575,000 sq. ft. of space. Anchor tenants include Tesco, Dunnes Stores, Penneys and JD Sports. Annual footfall is in the region of 22.2 million, with 4.64 million car park users.

## Key tenants:

**DUNNES**  
STORES

PENNEYS

RITUALS...

**TESCO**

**H&M**

*Boots*



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# Description

## Tenancy Information

All three elements of the property are currently occupied by the O’Briens Café franchise (Cosmas Tallaght Limited) on a 10-year lease from 16th September 2024, with a break option at Year 5. The rental income is as follows:

Year 1 (16 Sept 2024 – 15 Sept 2025): €37,500 p.a.  
 Year 2 (16 Sept 2025 – 15 Sept 2026): €75,000 p.a.  
 Year 3 onwards: €82,000 p.a.

O’Briens have been trading in Ireland since 1988 and has grown into an international brand, with over 100 franchised cafés spanning 10 countries across 3 continents.

## Key facts

**10**

Year lease with break in year 5

**€82,000**

Rent Per Annum (Year 3 onwards)



Franchise

**5**

Yearly Open Market Reviews

## Floor Area (NIA)

Net Internal Area	Sq. Ft.	Sq. M.
Entire	1,310	121.7

*Disclaimer: The above net internal measurement is provided on a without prejudice basis and for discussion purposes only. The agents, vendors, solicitors, et al., do not warrant the accuracy of the above in any way. This measurement is provided for information purposes only and should not be used to influence any transaction or for funding purposes.*



# Further Details



## Method of Sale

For Sale by Private Treaty

## Building Energy Rating

BER Exempt

## Viewings

Inspections can be arranged strictly by prior appointment through the sole sales agent JLL.

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