



Unit 7, Kilnamanagh Shopping Centre

Dublin 24

For Sale by Private Treaty (Tenant not affected)



LOCATION

The subject unit occupies a prominent mall location in this long established and popular south Dublin neighbourhood shopping centre. The centre is highly accessible from the M50, within close proximity to Tallaght village and benefits from a dense residential catchment ensuring strong year-round local trade.

The centre is anchored by Dunnes Stores, while adjacent occupiers include An Post, Book Station, Sunway Travel, Boston Barber and ODC Chemist.

DESCRIPTION

The unit comprises a modern, mid-terraced self-contained open plan, own door retail unit, with prominent mall frontage and service access to rear.

CONTACT

For further information please contact:

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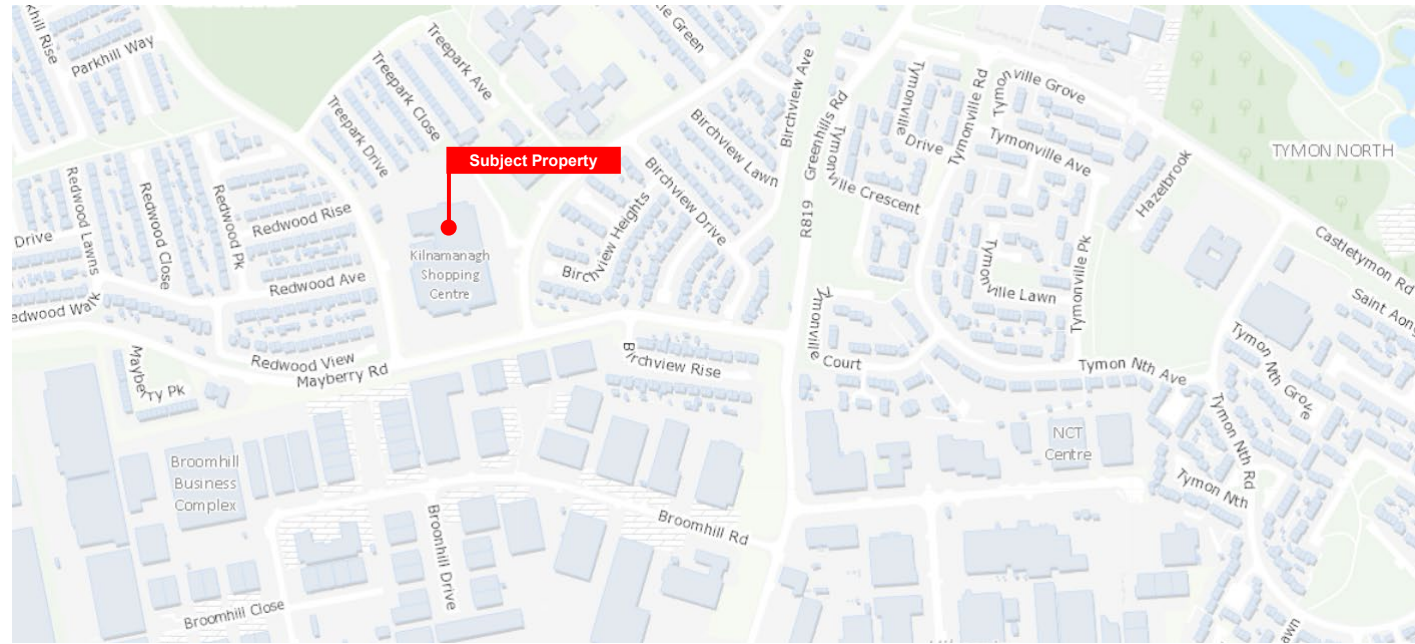
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LOCATION MAP – For indicative purposes only



Tenancy

The subject unit is leased to Sheikh Yawar Mehdi & Nasreen Akhtar Mehdi t/a “Cost U Less” for a term of 10 years from 1st December 2021, subject to a passing rent of €18,500 per annum exclusive of rates, service charge and Landlord insurance.

Guide Price

€200,000

Viewing

Strictly by prior and accompanied appointment.

Rates/ Service Charge/ Insurance

Upon application.



ACCOMODATION SCHEDULE

	Sq.Ft.	Sq.M
Unit 7	479 sq.ft.	45 sq.m

(All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)