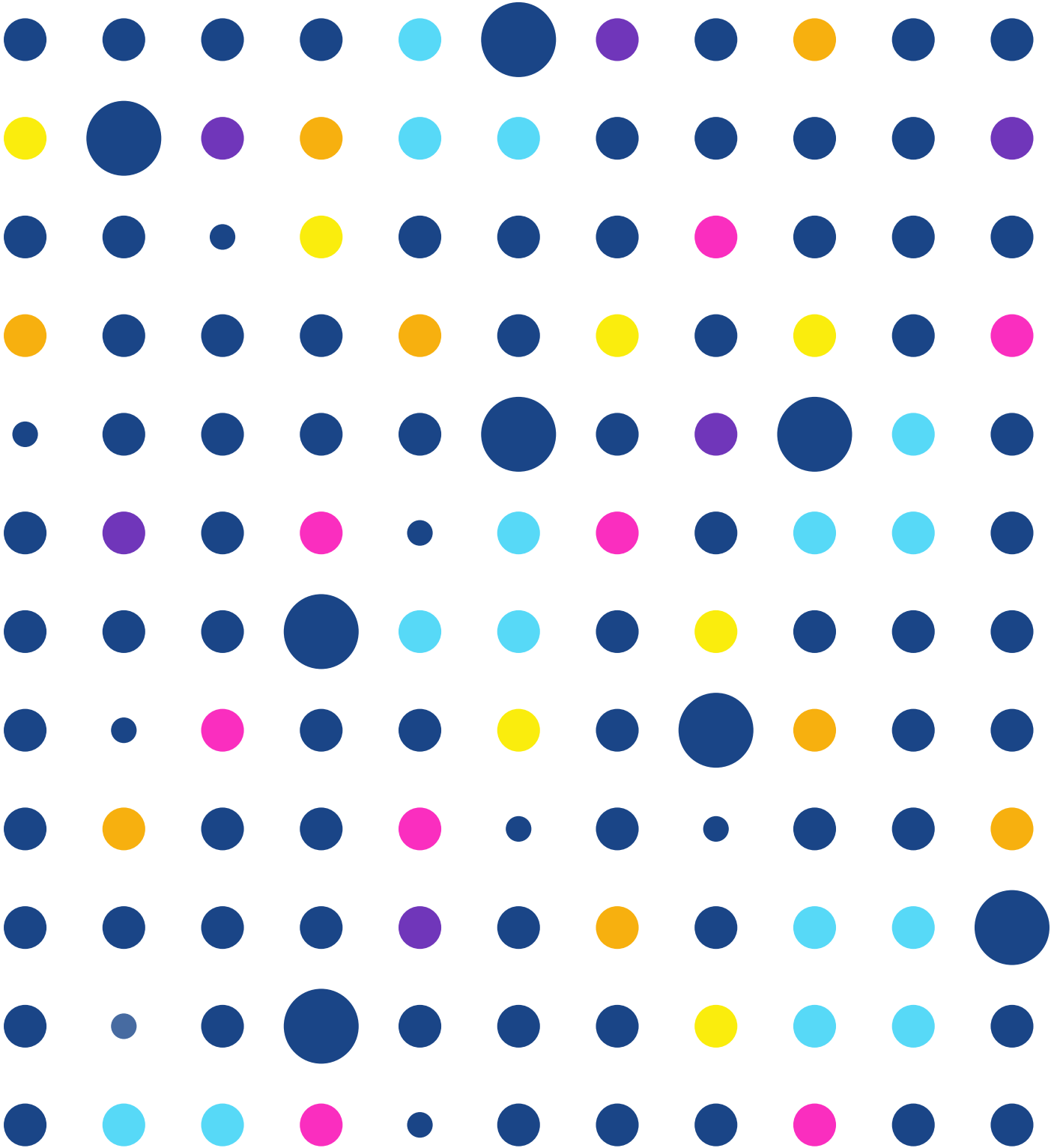


UNIT 165
THE SQUARE TOWN CENTRE
TALLAGHT, DUBLIN 24









FULLY FITTED RESTAURANT
FOR SALE BY PRIVATE TREATY



HIGHLIGHTS

EXCELLENT OPPORTUNITY TO ACQUIRE A FULLY FITTED RESTAURANT PREMISES

- 
Comprises busy restaurant extending to 282.3 sm
- 
Prime trading location on Level One beside travelators
- 
Option to acquire two high profile leasehold kiosks 100 sqm and 86 sqm
- 
Located within the Square Town Centre in Tallaght
- 
Footfall in excess of 300,000 per week
- 
Suit Owner Occupier or Investor



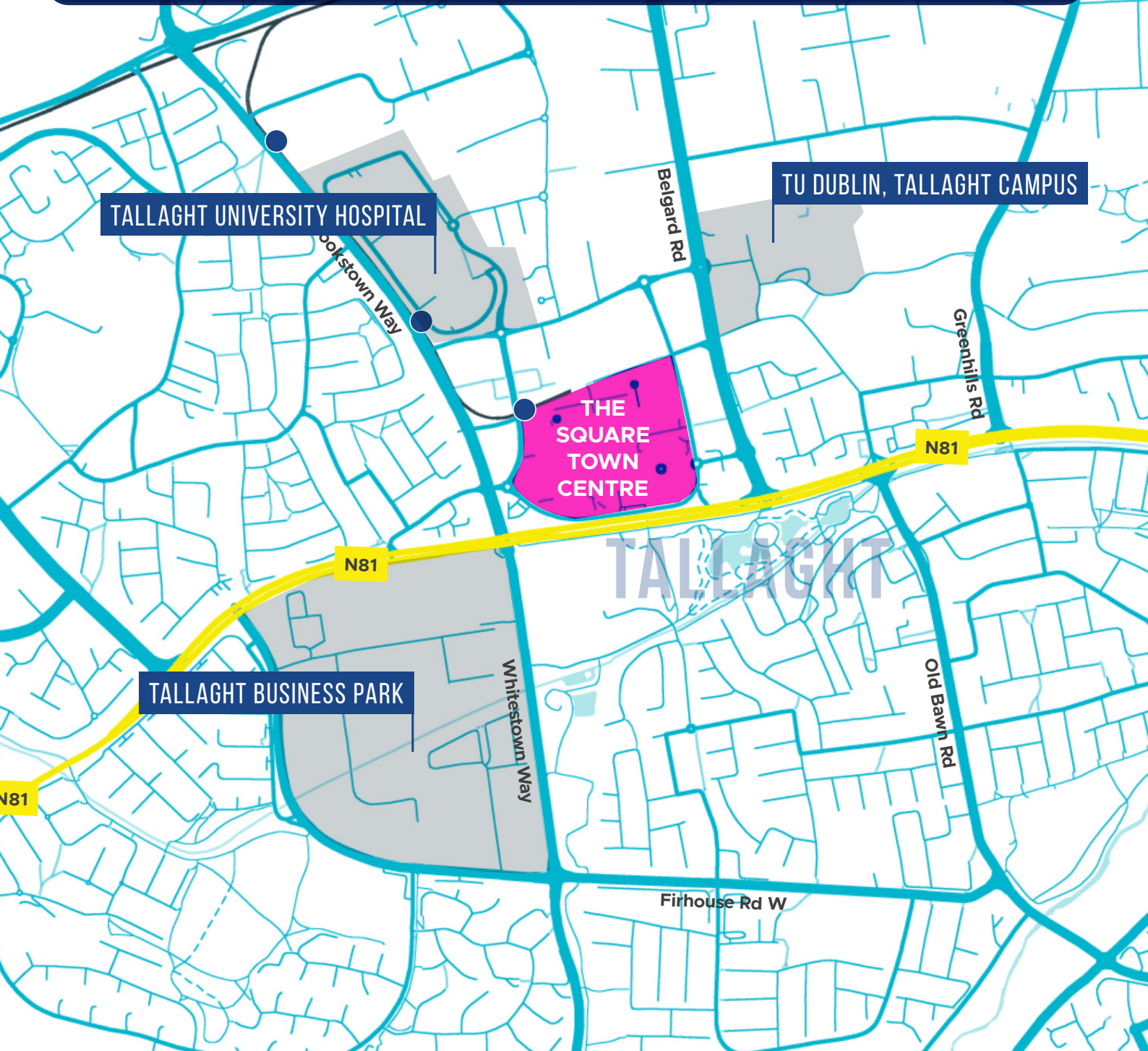
LOCATION

The Square Town Centre is one of Ireland's largest shopping and leisure destinations with over 144 shops and 32 eateries over three floors.

The centre is anchored by Tesco, Dunnes Stores & Penneys with an impressive line-up of key retailers including; - H&M, River Island, New Look, Skechers, Boots, Peter Mark, JD Sports and Dealz.

The Square is situated in Dublin's most densely populated suburb and boasts 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 LUAS station (Red Line) is within 100m and provides a rapid link between The Square and Dublin City Centre.

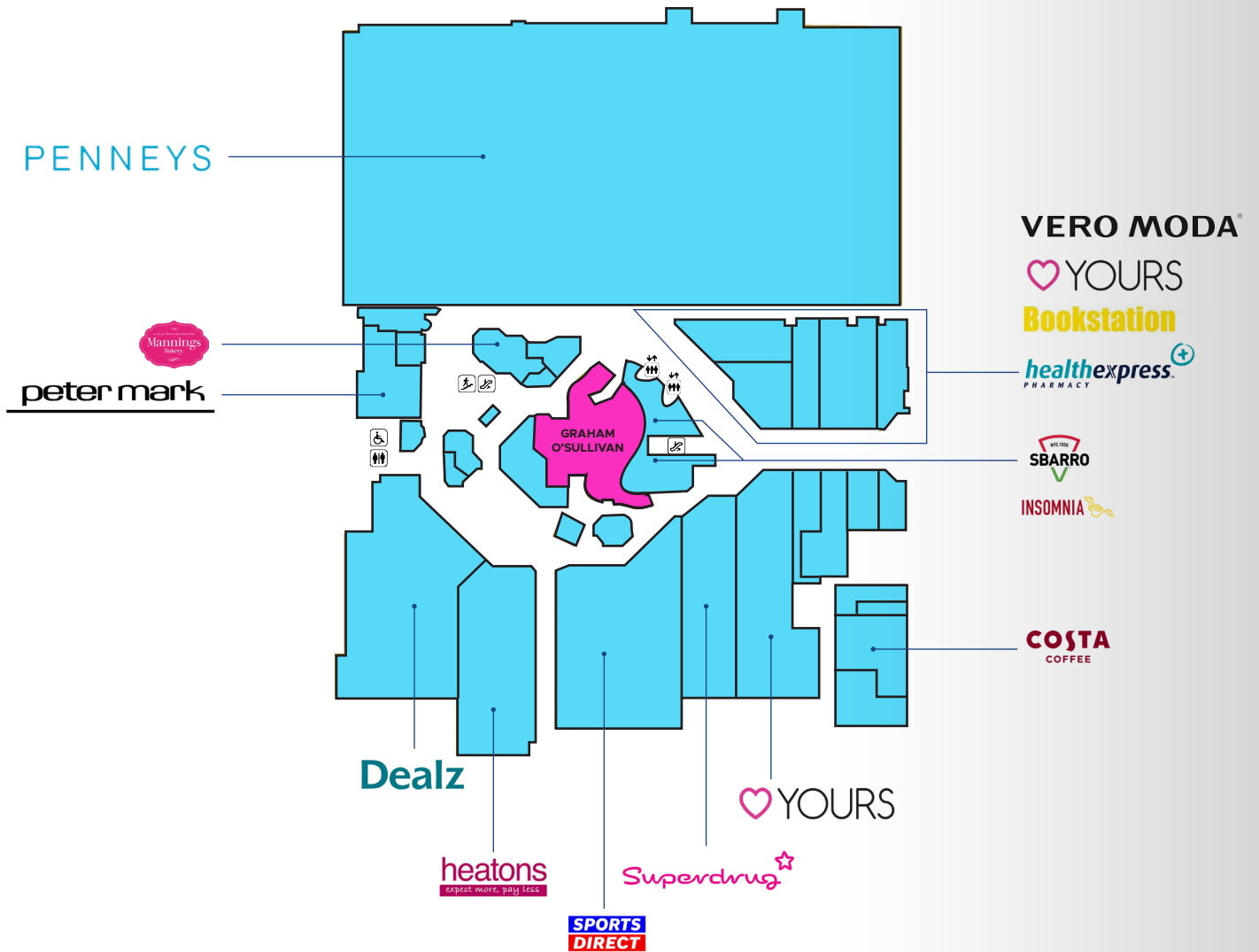
The Graham O'Sullivan restaurant is centrally located on the lower ground floor of the mall and forms the heart of the F&B offering here, with excellent profile and high footfall – ideally positioned between Penney's and Sports Direct.



DESCRIPTION

The property comprises a predominantly open plan, fully fitted restaurant extending to 282.3 sq.m (3,038.76 sq ft).

The restaurant is laid out around a central self-service hot food and deli counter with an extensive seating area, to include attractive banquette seating that can accommodate up to 60 customers during peak hours. General specification of the kitchen includes stainless steel worktops, food preparation areas and cold storage room with separate office, wc's and storage facilities.



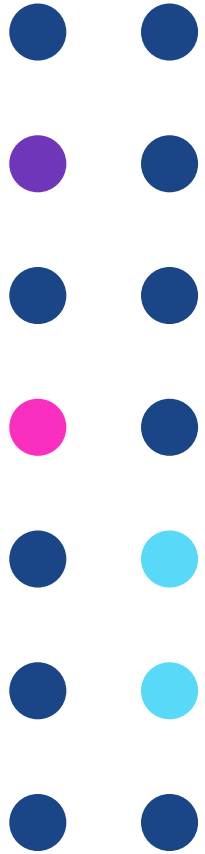
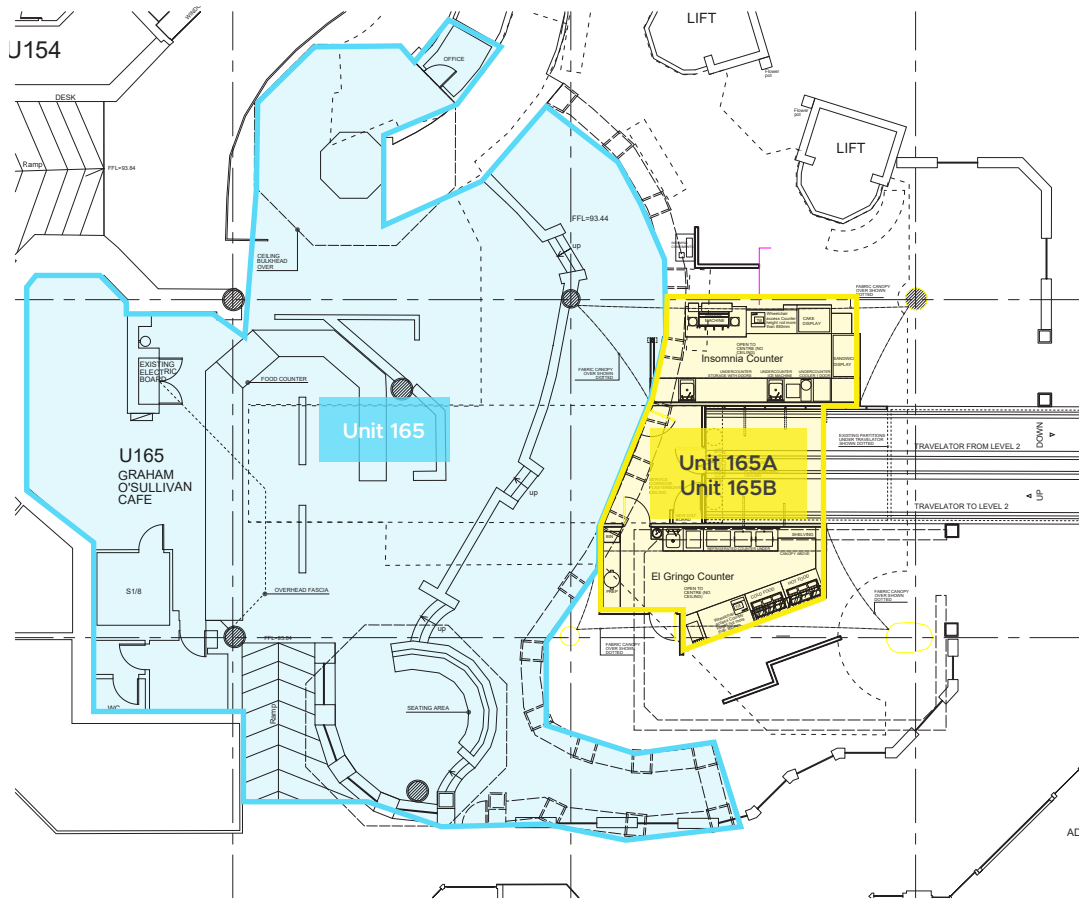
PROPERTY OVERHEADS

	Unit 165	Unit 165 A	Unit 165 A Licence	Unit 165 B	Unit 165 B Licence
RENT	-	€20,915.00	€6,460.68	€22,585.00	€5,085.24
SERVICE CHARGES	€36,629.24	-	-	-	-
LANDLORDS INSURANCES	€4,672.74	-	-	-	-
LOCAL AUTHORITY RATES	€20,065.20	€8,004.00		€7,120.80	

SCHEDULE OF ACCOMMODATION (NET INTERNAL FLOOR AREA)

UNIT 165	282.3 sqm
UNIT 165A	25 sqm
UNIT 165A	Licenced Area 75sqm
UNIT 165B	27 sqm
UNIT 165A	Licenced Area 59sqm





TITLE

Unit 165 is held under a long term lease subject to a peppercorn rent.

Kiosk 165a is held under a 10 year and 3 month lease from the 9 th September 2014 and subject to a base rent of €20,915 pax or 10% of turnover whichever is the higher. In addition there is a licensed seating are of 75 sq which is subject to an annual licence fee of €6435 plus VAT

Kiosk 165b is held under a 10 year and 3 month lease from the 9 th September 2014 and subject o a passing rent of €20,915 pax. In addition there is a licensed seating are of 59sqm which is subject to an annual licence fee of €5,065 plus VAT.

VAT

The purchaser will be liable for any VAT arising out of the transaction.

PRICE

On application

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