

# UNIT 1, TALLAGHT RETAIL CENTRE

Profile Retail Unit For Sale





### The Property

Profile ground floor retail unit for sale with excellent shop frontage on to High Street. The property benefits from multi-storey car parking on upper levels and also on-street parking, kitchen, staff area and washrooms. Tallaght Retail Centre's current occupiers include DID Electrical, American Golf and Smyths Toys.

The available unit neighbours Polostores and Kingsbury Furniture. Other occupiers include Paddy Power, Tanning Salon, Subway, Londis and Xtravision.

### Location

Tallaght Retail Centre is located prominently on the High Street, close to the M50 intersection with the N81 and near to The Square Shopping Centre and Abberley Court Hotel. It is approximately 12km from the city centre with good transport links.

### Transport

Excellent transport services in the immediate vicinity include The Square Red Line LUAS stop serving Abbey Street, Heuston and Connolly stations and the O2 LUAS stop. In addition, various Dublin Bus Routes stop nearby such as the 49n, 54a, 65, 75, 76 and 77n, which serve the city centre and surrounding suburbs. The location also benefits from a taxi rank.

### Specification

- ◆ Air Conditioning
- ◆ Florescent Lighting
- ◆ Security and fire alarmed
- ◆ Telephone Lines
- ◆ Plastered and Painted Walls
- ◆ Painted Power Floated Finish Floors



# TALLAGHT RETAIL CENTRE

## PROFILE GROUND FLOOR RETAIL UNIT FOR SALE

### Area

Total: 985 sq.m. (10,603 sq.ft.).

The demise can be subdivided into smaller units from 316 sq.m. (3,400 sq.ft.).

The property also benefits from planning permission for a mezzanine floor of approx. 618 sq.m. (6,652 sq.ft.).

### Use

Retail - the property would suit a variety of uses subject to Planning Permission.

### BER

BER Rating: C2

BER No: 800306094

### Lease Term

The property is available on a new lease with flexible terms.

### Rent

On application

### Guide Price

€700,000

### Viewing

Highly recommended and by appointment only.

### Contact

Shaun Collins

shaun.collins@ie.knightfrank.com

Ross Fogarty

ross.fogarty@ie.knightfrank.com



01 6342466

20/21 Upper Pembroke St, Dublin 2



### Conditions to be noted:

These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only, they are given in good faith and believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. Neither HT Meagher O'Reilly trading as Knight Frank or any of their employees have any authority to make or give any representation or warranty in respect of this property.