





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

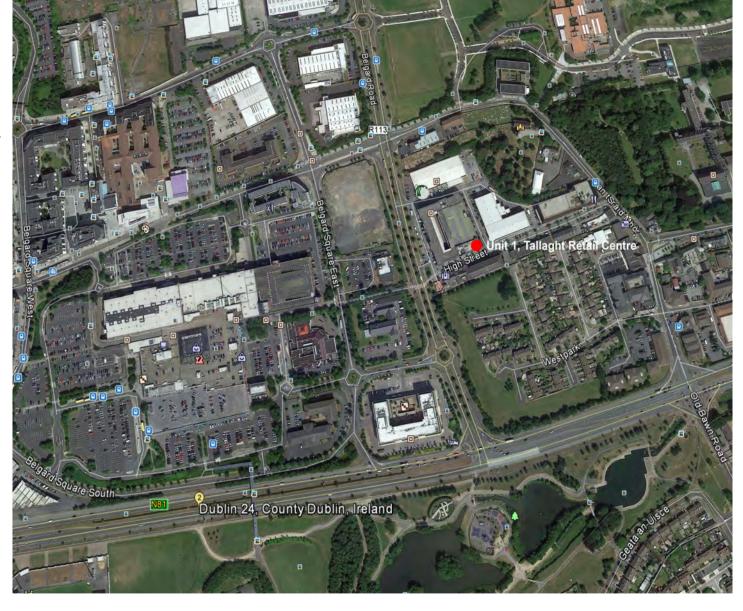
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Conditions to be noted:

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