

Excellent Retail Investment



# Unit 267 The Square Tallaght Dublin 24

Tenant Not Affected



- Excellent location on Level 2 The Square Town Centre.
- Floor area of 478 Sq.Ft. (44.4 Sq.M).
- Strong trading location in the centre.
- Adjacent occupiers include Diesel, Streat Café, Pandora & Mingles Ice Cream.
- Let on a 10-year lease from October 2016.
- Passing rent of €35,000 pa with a rent review due in October 2021.

Messrs. HWBC Limited t/a HWBC and for the vendors or lessors of this property whose Agents they are, give notice that: - (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All description, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) No person in the employment of HWBC Limited t/a HWBC has any authority to make or give any representative or warranty whatever in relation to this property.



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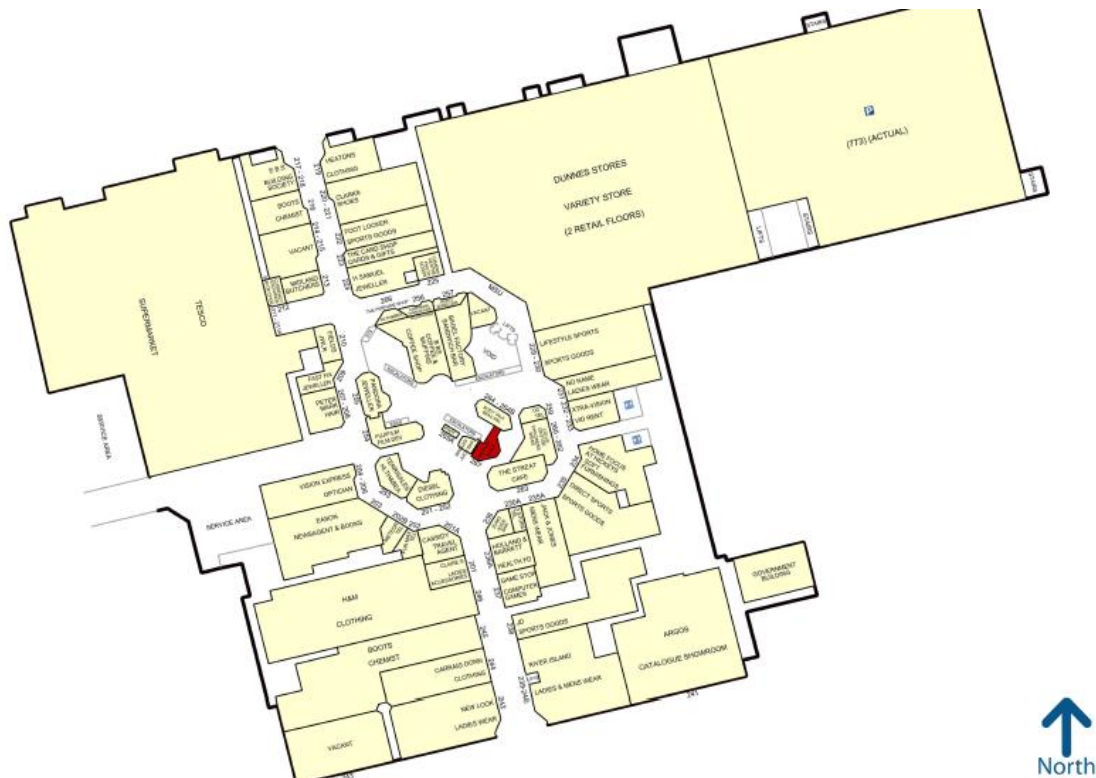
## Location

The Square Tallaght is one of Dublin's long-established regional shopping destinations and is also the Town Centre for the substantial suburb of Tallaght with a population of 80,000 persons.

The Square is located approx. 9km South-West of Dublin City Centre and hosts an abundance of transport options including the LUAS Red Line which runs adjacent to the Centre. Major road networks also support the centre with the M50, N7 and M4 all nearby, in addition to the established residential catchment areas of Tallaght, Templeogue, Walkinstown and Firhouse.

The centre provides over 575,000 sq.ft of retail, F&B and leisure space over 3 active levels each with its own connecting mall & car parking areas. There is a strong annual footfall of 15 million in 2018.

The subject unit is located on the second floor of the Shopping Centre with the benefit of exceptional access to the central atrium area. Nearby traders include Diesel, Streat, Mingles Ice Cream and Pandora.



## Description

The property comprises a retail unit of 478 Sq.Ft. (44 Sq M). The unit is fitted out to a high standard with plastered and painted walls, tiled floor and spot and fluorescent lighting. The unit has good profile and frontage.

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## Accommodation

(Net Internal Floor Area)

Floor	Use	Sq Ft	Sq M
Ground	Retail	478	44.4
<b>TOTAL</b>		<b>478</b>	<b>44.4</b>

We recommend that interested parties satisfy themselves as to the accuracy of the floor areas by measuring or otherwise.

## Tenure

Long leasehold title.

## Tenancy

The unit is let to Loves Fashion t/a Love on a 10 year from 1<sup>st</sup> October 2016 at an annual rent of €35,000. The lease incorporates 5 yearly open market rent reviews and the first review is due on the 1<sup>st</sup> October 2021. The lease includes a tenant break option on the 1<sup>st</sup> October 2022.

## Price

We are quoting a price of €450,000 subject to contract/contract denied, representing an income yield of 7.1% (after allowance for 9.96% purchase costs).

## Investment Highlights

- Forms part of a long established & successful regional shopping centre.
- High profile location on the strongest trading location in the centre.
- Attractive lot size and yield.
- Established and successful indigenous tenant / fashion retailer with three other shops.

## BER Certification

BER: C.

## Viewing

Strictly by appointment only with the sole selling agents.

For further details please contact:



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