



### Property Highlights

- Excellent retail opportunity in one of Ireland's largest shopping centres
- Ground floor units extending to approximately 56sq. m. (602.00 sq. ft.)
- External Unit adjacent to level 1 entrance, benefitting from strong passing footfall.

### Description

Unit 132 is an external unit located next to the level 1 entrance to the shopping centre and adjacent to the multi-storey and surface car parks. The property has excellent visibility and benefit from a high level of passing footfall coming to and from Tallaght Village. Internally the unit provides retail space, staff area, storage and toilet facilities. Neighbouring occupiers include Wow Burger, Costa, Tallaght Post Office, Domino's Pizza. The Property extends to an area of approximately 56 sq. m. (602 sq. ft.).

### Contact

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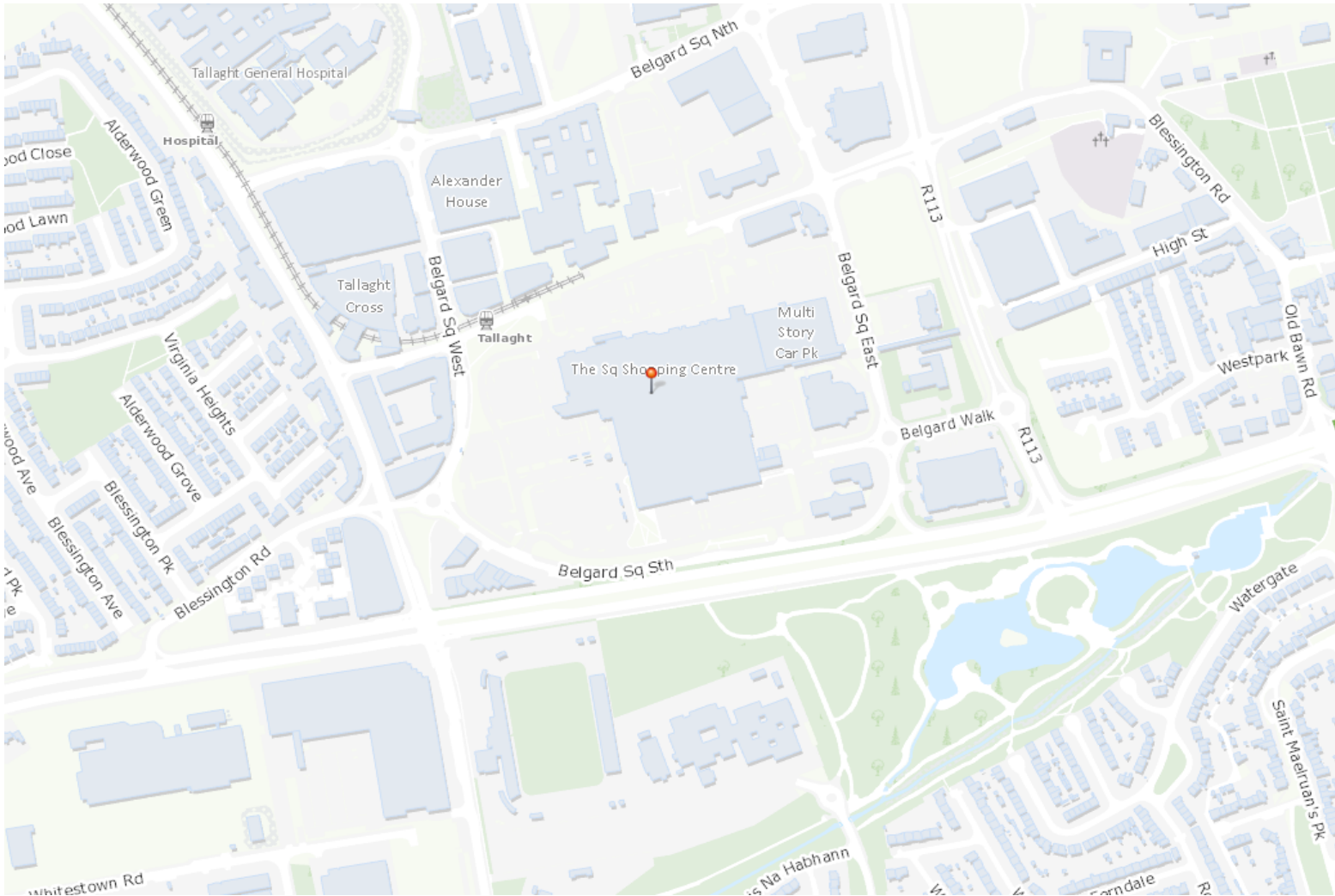
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## Location

The Square Shopping Centre is located in the heart of Tallaght. The unit comprises of retail and leisure space over three floors. Major occupiers include Dunnes Stores, Tesco, Boots, Dealz, River Island and H&M. The unit is well served by public transport being located 9km from Dublin City Centre and 2km from the M50. The property can also be accessed by Luas Red line and a number of local bus routes.

## Schedule of Accommodation

Floor	Sq M	Sq Ft
Ground floor	56	602



## Quoting Rent

The quoting rent is €37,500 p.a.

## BER Details



BER: B3

BER No: 800692626

Energy Performance Indicator: 566.2 kWh/m<sup>2</sup>/yr.

## Term

The unit is available by sublet/ assignment. Full details available on request.

## Rates & Service Charge

We understand the service charge is payable on this unit for 2019

we understand the 2019 rates €6,375.60 pa

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