

FOR SALE

**Units 6/7 Tallaght Retail Centre, Belgard Road,
Dublin 24**

Lisney

COMMERCIAL REAL ESTATE



ABOUT THE PROPERTY

Excellent retail investment in the heart of Tallaght.

Ground floor shop extending to approx 300 sqm / 3,229 sqft.

High profile with excellent frontage.

Producing €54,893 per annum.

Approx 7 years 9 months until expiry.

Ample surface car parking.

Guide price excess €500,000 which represents a net initial yield of 10% after standard purchaser's costs.

Tenant not affected.



LOCATION

No 6/7 Tallaght Retail Centre comprises a high profile position on the east side of Belgard Road, close to its junction with the Tallaght by-pass and within proximity to the Square Shopping Centre and the M50. Occupiers in the development include Centra, Marlowe Dry Cleaners, Paddy Power, DID Electrical, EZ Living Furniture, Kingsbury Furniture and Smyth's Toys.

Situated approximately 10km southwest of Dublin city, the centre is strategically located in the heart of Tallaght, close to the Square Shopping Centre and the M50. The area is well served by public transport in the form of the Luas and Dublin Bus.

DESCRIPTION

The property forms part of Tallaght Retail Centre and comprises a large mid terraced ground floor retail unit. Internally, the property is fitted out to a high standard and is trading as a tanning salon and internet service provider.

The ground floor tenant has amalgamated their demise with the adjoining unit, unit no. 8 in which they hold a separate leasehold interest.



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ACCOMMODATION

We understand the approximate floor areas comprise:

Floor	Sqm	Sqft
Ground -Retail	300	3,229

*All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence in this regard.

TENANCY

A summary of the tenancy is set out in the table below:

Unit	Term	Start Date	Expiry	Passing Rent
Units 6 and 7	15 years	26th May 2017	25th May 2032	€54,893.00

The tenant has signed a Deed of Renunciation.

TENURE

We understand the property is held Long Leasehold.

PRICE

Excess of €500,000.



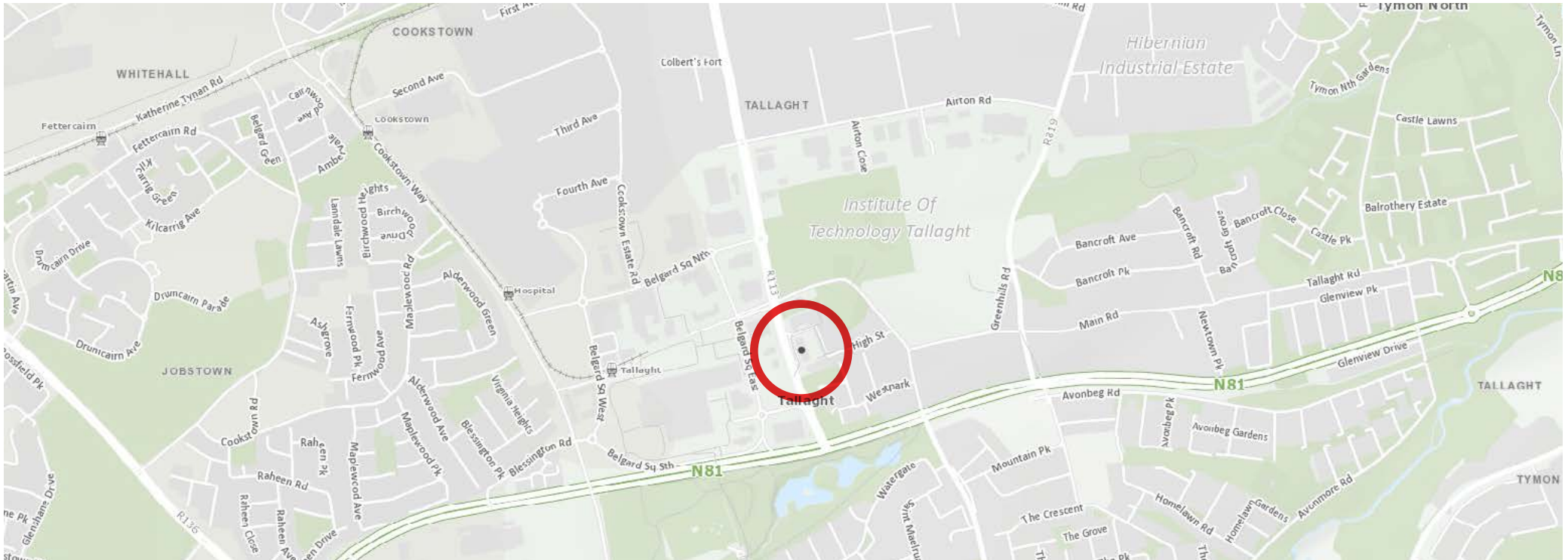


Situated approximately 10km southwest of Dublin city, the centre is strategically located in the heart of Tallaght.

BER INFORMATION



LOCATION MAP



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For further information

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Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

