



135 &
137/a

THE SQUARE
TALLAGHT
DUBLIN 24

Retail Investment Opportunity
Available in one or two lots
(Tenants not affected)

 **bannon**

Tel: 01 6477900
www.bannon.ie



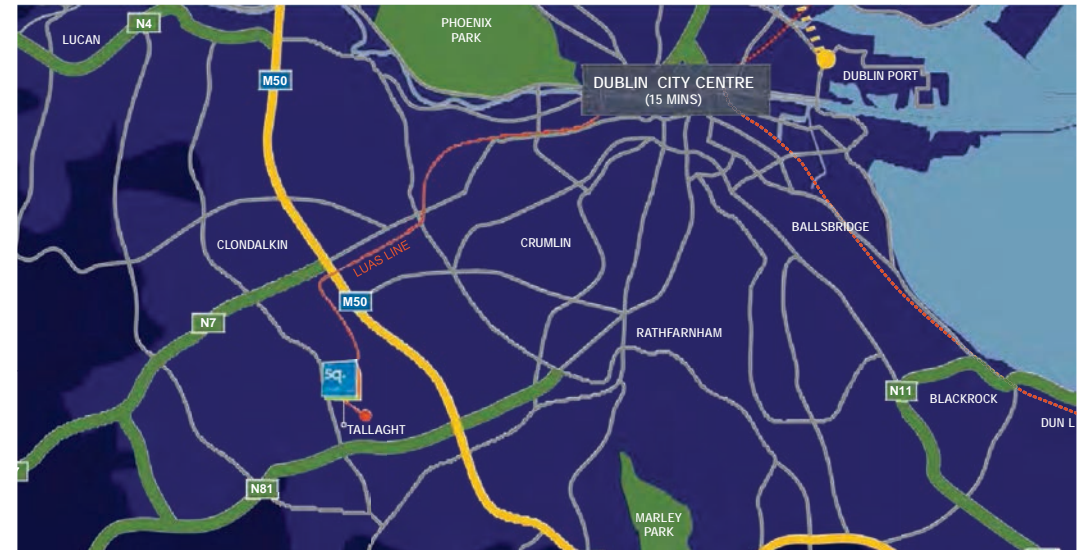
LOCATION

The Square Town Centre is located approximately 9km South-West of Dublin City Centre and just 2km from the M50. The scheme is directly serviced by the Luas Red Line and 7 bus routes.

Tallaght and the greater Dublin 24 area indicates an immediate catchment of 213,240 (Source: 2011 Census). The Square is one of Ireland's premier retail destinations since opening in the early 1990's. The scheme is considered one of Dublin's five major shopping centres on the M50.

The Square comprises of approximately 46,450 sq.m (500,000 sq.ft) of retail and leisure accommodation over 3 levels with 163 units. Annual footfall is in the region of 18 million.

Major occupiers include Dunnes Stores, Tesco, Argos, Boots, New Look, Dealz, River Island, H&M.



INVESTMENT HIGHLIGHTS

- Two external retail units in one of Dublin's busiest shopping centres.
- Located next to the level 1 entrance and adjacent to the multi-storey and surface car parks.
- Unit 135 is let to Domino's at €74,880 p.a. with c. 9 years unexpired and upward only reviews. The unit is believed to be one of the chains best performing outlets.
- Mao at Home trade from Unit 137/a at a low passing rent of €25,000 p.a.
- Potential for Mao rent to double in 2017 at rent review or re-letting as tenant has a break.

ACCOMMODATION

Unit	Area Sq M (NIA)	Sq Ft (NIA)
135	80.76	869
137/a	135.14	1,455
Totals	215.90	2,324

*Interested parties should satisfy themselves as to the accuracy of the above floor areas.

TENANCY

Unit	Tenant	Term	Commencement	Break	Contracted Rent	Rent Payable
135	Remo Foods Ltd t/a Dominos	25 years	21/11/1999	n/a	€74,880	€74,880
137/a	Tanbel Ltd t/a Mao at Home	15 years	25/06/2012	Yr 5 & 10*	€25,000	€25,000
Totals					€99,880	€99,880

* subject to 6 months notice

DESCRIPTION

Units 135 and 137/a are external units located next to the level 1 entrance to the shopping centre and adjacent to the multi-storey and surface car parks.

The units have excellent visibility and benefit from a high level of passing footfall coming to and from Tallaght Village.

Both units have regular floor plates and benefit from extensive shop frontage.

Neighbouring occupiers include Leo Burdocks, Aussie BBQ, Ladbrokes, Just Wing It, Body Talk and The Supplement Store.



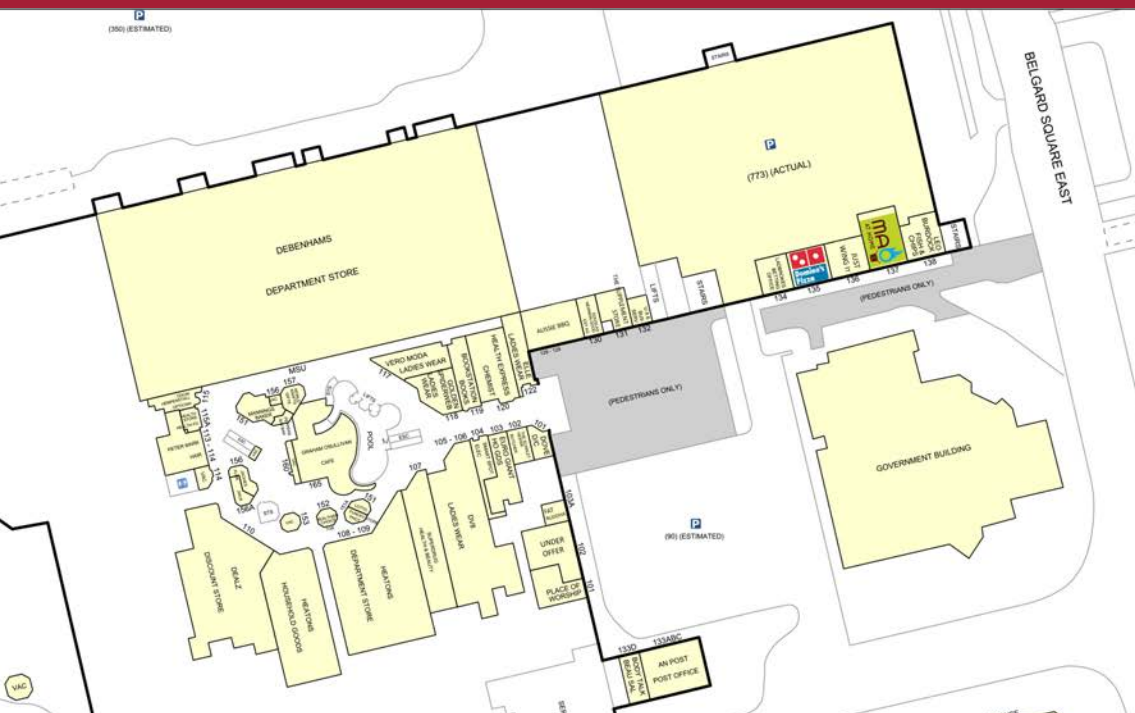
UNIT 135 - Domino's

- Unit 135 is let to Remo Foods Limited t/a Domino's on a 25 year lease from November 1999.
- Contracted rent of €74,880 per annum, with excellent payment history.
- Approximately 9 years unexpired lease term with upward only rent reviews.
- The Domino's brand has 47 stores nationwide, with the Tallaght store understood to be one of their top performers.

UNIT 137/A - Mao

- Unit 137/a is let to Tanbel Limited t/a Mao at Home on a 15 year lease from June 2012.
- Very low passing rent of €25,000 per annum with significant revisionary potential.
- Potential for rent to double at rent review or re-letting in 2017 if break option is exercised.
- Mao at Home has nine outlets in Dublin.





TITLE

Freehold / Long Leasehold.

VAT

TBC

SOLICITORS



Noel Smyth & Partners
12 Ely Place
Dublin 2

BER

C2-D2

VIEWING

Strictly by prior arrangement with the sole selling agent.

PRICE

On application.



CONTACT DETAILS

For further information, please contact the sole selling agent:

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