

Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

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RETAIL - TO LET



UNIT F4, BLOCK F, TALBOT HOUSE, TALLAGHT CROSS EAST, TALLAGHT, DUBLIN 24

- Retail Ground Floor – approx. 133sq.m (1,430sq.ft)
- Planning exists for Coffee Shop
- Suit many uses S.P.P.
- At Luas terminus

LOCATION:

The premises are part of Talbot House, Tallaght Cross East at the Luas Terminus beside Enterprise Rent a Car and opposite The Square Shopping Centre Tallaght.

DESCRIPTION:

The premises comprise a ground floor coffee shop with fitted toilets, staff areas & storage. Other users in the immediate area are Tallaght Hospital, HSE Primary Care Centre, National Ambulance Centre and Aldi.

ACCOMODATION:

Ground Floor **Approx. 133sq.m (1,430sq.ft)**

SUB-LEASE: **Flexible**

RENT: **€45,000pa**

RATES: **€8,625pa**

SERVICE CHARGE: **€5,045pa**

BER: **TBC**

VIEWING: **Strictly by Appointment**

PSRA Licence No. 001142

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