

## 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 the 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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