



TO LET
RETAIL UNIT
2,542 SQ FT

M **MCore**
LCP UK
01384
400123
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TO LET 2,542 sq.ft (236.1 sq.m)

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UNIT R2

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The Arena Centre,
Tallaught,
Dublin

Occupiers Include


**Bank of
Ireland**



Woodie's

Description

Unit R2 is a spacious 2,542 sq ft retail unit located in The Arena Centre, Tallaght, Dublin. Benefiting from impressive 4.5 to 5m ceiling heights and out-of-hours access, this versatile space is well suited to a wide range of retail, leisure, or service-based occupiers. Positioned within a well-established shopping destination, the unit offers an excellent opportunity to establish a presence in a busy commercial location.

Area

2,542 sq ft

Rent

€45,000 Per annum + VAT

Rates

Business Rates estimated €6,300 - €6,800 Per annum + VAT

Services

The unit has electricity connected.

Service Charge

€13,903 Per annum + VAT

Insurance

€928 Per annum + VAT

Energy Performance

Further information is available on request.

Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



13

Lettable Retail Units On-Site



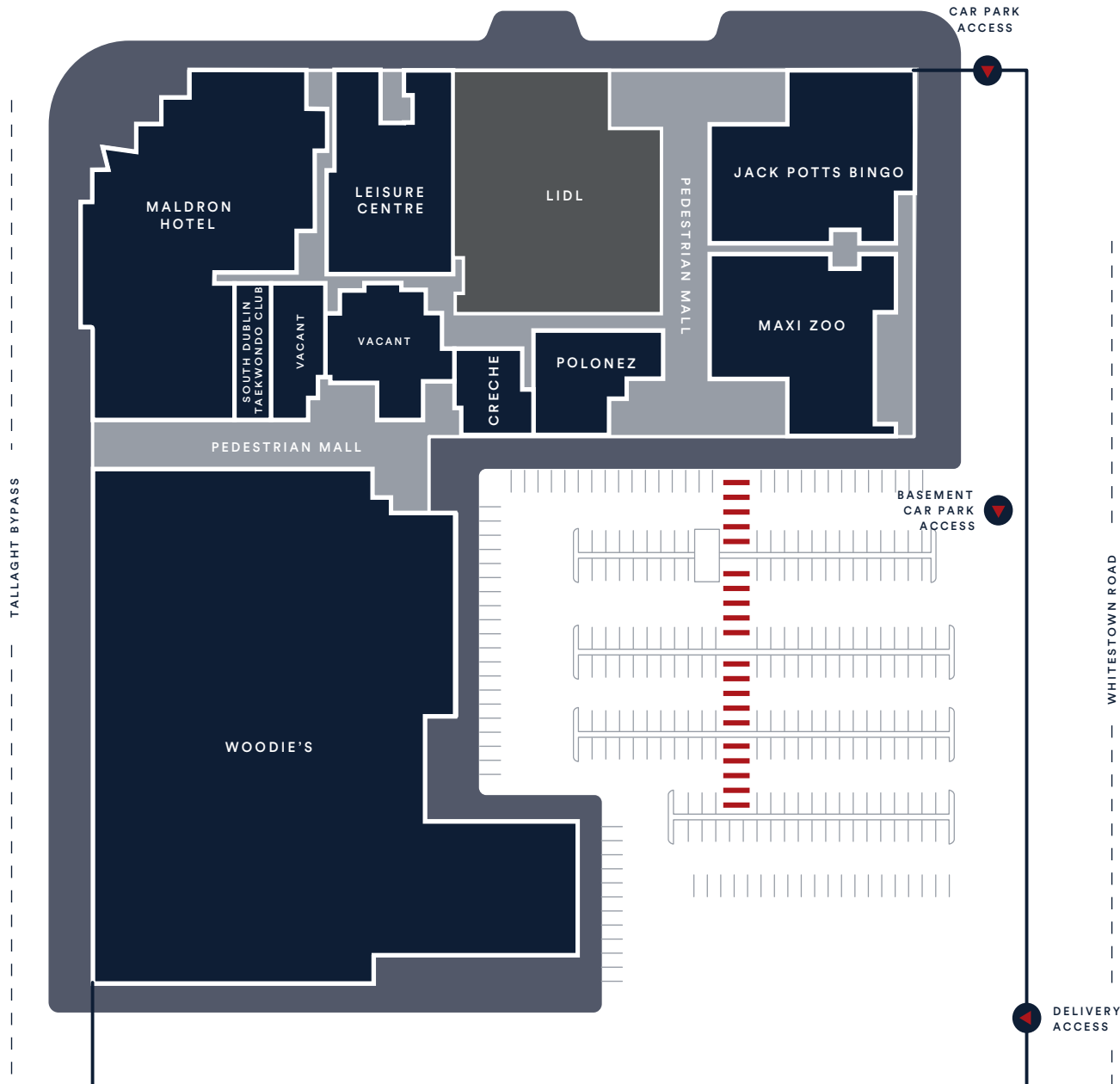
306,196 sq.ft

Total Area



What Three Words

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VIEWING

Strictly via prior appointment
with the appointed agents:



Peter Love

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