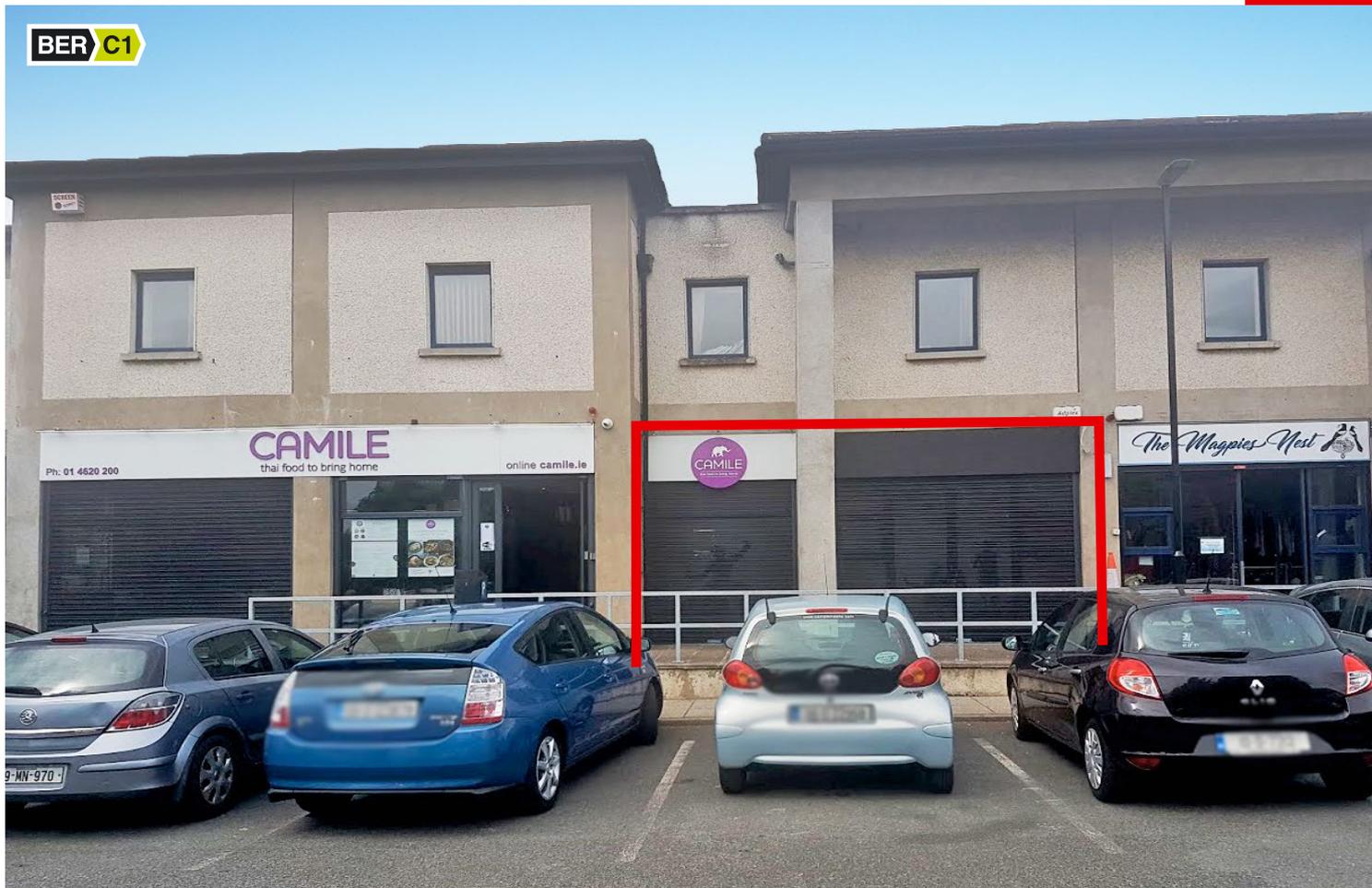


UNIT 22B, BLOCK 3, THE VILLAGE GREEN SHOPPING CENTRE,  
OLD BAWN ROAD, TALLAGHT, DUBLIN 24

BER C1



01-638 2700

- Excellent opportunity to locate in an established mixed use development
- Ground floor retail unit of approx. 73 sqm (784 sqft)
- Nearby occupiers include Camile Thai, Molloy's Liquor Store, Spar and Leisureplex
- Ample surface car parking
- Benefit of planning for Café / Hot food take away use
- Benefits from high volumes of passing vehicular traffic



**LOCATION**

Village Green Shopping Centre is a mixed use office/retail/leisure development situated off the Old Bawn Road in the heart of Tallaght Village. The centre is easily accessed from the N81. The area is well served by Dublin Bus. Neighbouring occupiers include Camile Thai, Molloy's Liquor Store, Spar and Leisureplex.

**THE PROPERTY**

The property comprises a regular, rectangular shaped, ground floor retail unit situated within Village Green Shopping Centre. The unit forms part of a two storey terraced parade of shops with office use overhead. The property has planning permission for food use that will complement the retail adjacencies.

The shop is in shell specification ready for a tenant's fit-out. There is ample surface car parking within the development.

Car parking is pay & display between the hours of 07.00 - 18.00 Monday to Friday.

**ACCOMMODATION**

We understand the property comprises 73 sqm (784 sqft).

**RENT**

€25,000 per annum.

**LEASE**

The property is available by way of a sublease.

**SERVICE CHARGE**

2018 approx. €3,227

**COMMERCIAL RATES**

2018 approx. €3,963.96

**BER INFORMATION**

BER: C1

BER No: 800437857.

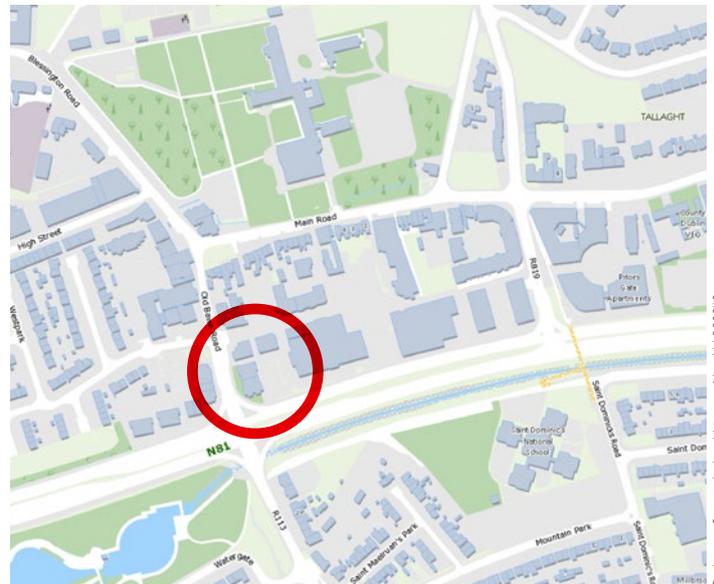
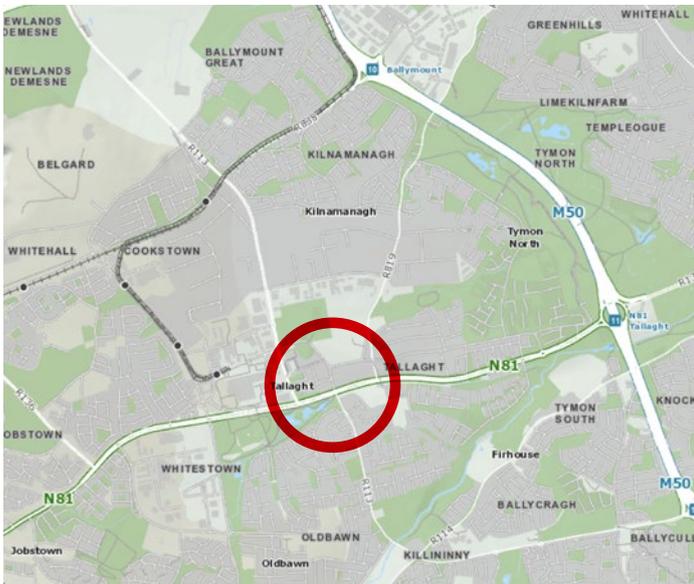
EPI: 189.21 kWh/m<sup>2</sup>/yr

**FURTHER INFORMATION/VIEWING**

Strictly by appointment with the sole letting agent Lisney.

Jennifer Prunty 01 638 2700      jprunty@lisney.com

Emma Coffey 01 638 2700      ecoffey@lisney.com



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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. PSRA No. 001848

