

Mason Owen & Lyons

Commercial Property Consultants



SUBURBAN INVESTMENT

UNIT 5&6
MARLFIELD MALL
TALLAGHT
DUBLIN 24



- Double Fronted Retail Unit
- Total Area - 114 sq. m / 1,227 sq. ft.
- Easy Access to N81 & M50
- Net Initial Yield of 10.31% (After Purchaser Costs of 9.96%)
- Tenant Not Affected



01 661 1333

FOR SALE

www.mol.ie

LOCATION

Marfield Mall is located south of Tallaght, one of Dublin's largest and fastest-growing suburbs, just 12 km southwest of the city centre. The area offers excellent transport links, including the M50 motorway, and multiple bus routes, providing easy access for customers. Tallaght is a vibrant hub of residential, commercial, and educational activity, with nearby landmarks such as Tallaght University Hospital, TU Dublin Tallaght Campus, and Tallaght Business Park, ensuring strong footfall from local residents, students, and professionals.

DESCRIPTION

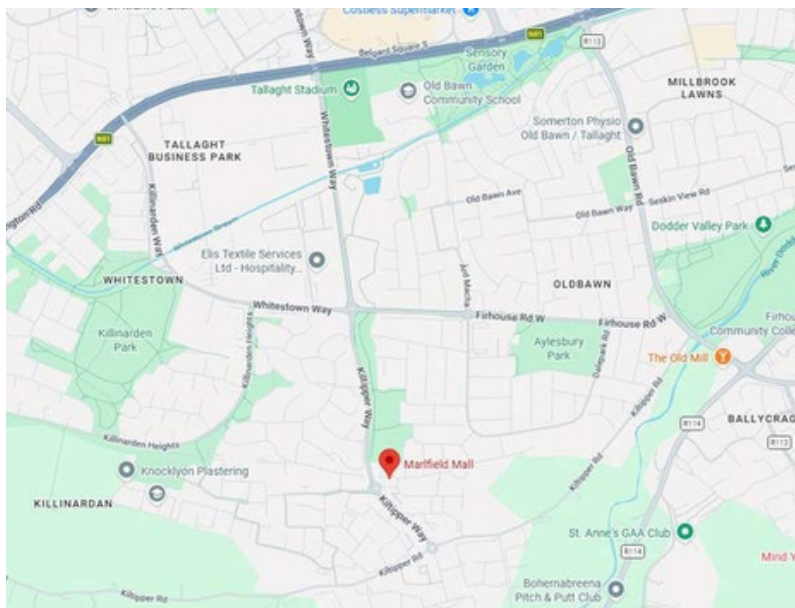
Marfield Mall is a neighbourhood centre featuring retail units, a public house, and overhead residential accommodation. The property is of framed construction with a brick façade, brick elevations, and a glazed aluminium shop front. The unit offers an open-plan layout with plastered and painted walls, air conditioning, a suspended ceiling with LED lighting, and roller shutters for added security. The scheme also benefits from a surface-level car park providing convenient on-site parking. Internally, the property is fitted out to a high standard and is trading as a barbers and hair salon.

CONTACT

For further information or viewings contact:

Killian Quigley (01) 661 1333 or kquigley@mol.ie

LOCATION MAP



ACCOMMODATION

	m ²	ft ²
Unit 5 & 6	114	1,227

All intending purchasers are specifically advised to verify floor areas and undertake their own due diligence

TENANCY

Term	Tenant	Start Date	Rent
10 Years	Mowhawk Barbers & Serene Hair & Beauty Salon	01/11/2018	€17,000

The tenant has signed a Deed of Renunciation

GUIDE PRICE

Offers in excess of €150,000.

TITLE

Long Leasehold.

METHOD OF SALE

For Sale by Private Treaty.

BER RATING

BER B3



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PSR Licence No. 001281

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