



UNIT F PRIORSGATE

GREENHILLS ROAD | TALLAGHT | DUBLIN 24

Prime Retail Opportunity
In The Heart Of Tallaght Village

TO LET

Ground floor retail unit extending to approx. 221 sq.m. (2,379 sq.ft.) NIA

Dual frontage within established mixed-use scheme

Suited to a variety of retail, health & beauty, medical, studio or service-led occupiers (S.T.P.P.)

Constructed 2007 with residential overhead

Adjacent to the Charlie O'Toole Footbridge over the N81

Strong vehicular visibility from Greenhills Road / Tallaght Bypass

Available on new lease terms



BARBERS



BDM
Property

BER B1

Location

UNIT F IS LOCATED WITHIN PRIORS_GATE, A MIXED-USE DEVELOPMENT POSITIONED ON GREENHILLS ROAD IMMEDIATELY ADJACENT TO THE N81 TALLAGHT BYPASS AT THE GATEWAY TO TALLAGHT VILLAGE.



The property benefits from strong exposure to passing vehicular traffic travelling into and out of the village via the Belgard Road / N81 corridor. The Charlie O'Toole Footbridge, located directly beside the unit, provides a key pedestrian link over the bypass connecting surrounding residential areas with Tallaght Village.

Tallaght is a well-established suburban centre approximately 12 km southwest of Dublin City Centre and benefits from excellent transport connectivity including:



IMMEDIATE ACCESS TO THE N81 WITH CONNECTIONS TO THE M50 MOTORWAY NETWORK



MULTIPLE DUBLIN BUS ROUTES ALONG MAIN STREET AND GREENHILLS ROAD



LUAS RED LINE (TALLAGHT STOP) WITHIN WALKING DISTANCE



PROXIMITY TO THE SQUARE TOWN CENTRE



The map on the next page shows the substantial and established residential catchment that supports a range of retail and service occupiers in addition to educational and sporting grounds.

Description

THE SUBJECT PROPERTY COMPRISES A DUAL FRONTAGE GROUND FLOOR RETAIL UNIT EXTENDING TO APPROXIMATELY 221 SQ.M. (2,379 SQ.FT.) NET INTERNAL AREA.



THE SPACE WOULD SUIT A VARIETY OF RETAIL, HEALTH & BEAUTY, MEDICAL, STUDIO OR SERVICE-LED OCCUPIERS (SUBJECT TO PLANNING PERMISSION WHERE REQUIRED)

The unit most recently operated as a hair and beauty salon and is fitted accordingly. The accommodation benefits from substantial glazing and a corner configuration within the development.

While positioned slightly elevated due to the podium structure of the scheme, the unit maintains clear

visibility from Greenhills Road and the adjacent bypass corridor, benefiting from consistent vehicular exposure.








The property forms part of a mixed-use development with residential apartments overhead and basement car parking beneath.



Map



Legend

-  POLICE
-  RELIGIOUS
-  EDUCATION
-  SPORTS
-  HOTEL
-  BANK
-  RETAIL

Acommodation

FLOOR	USE	AREA (GIA)	AVAILABILITY
Ground Floor	Retail	221 SQ.M. 2,379 SQ.FT.	TO LET

LEASE

The property is available on new lease terms.

BER



RENT / RATES / SERVICE CHARGE

Quoting Rent: On application.

Rates and Service Charge: Available on request.

FURTHER INFORMATION/VIEWING

Strictly by appointment with the sole letting agent BDM Property.



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