

FOR SALE BY PRIVATE TREATY



RETAIL INVESTMENT



Unit 301, The Square Shopping Centre

TALLAGHT | DUBLIN 24

BER B2

Tenant Unaffected



INVESTMENT HIGHLIGHTS



Established retail unit let to Rubyridge Ltd t/a Spar, a well-known convenience retailer.



Passing rent of €90,000 per annum.



Located within The Square Shopping Centre, one of Dublin's largest and most established shopping destinations.



Let on a 10-year lease from September 2025, with five-yearly rent reviews.



Extending to approximately 950 sq ft.



Guide price: €1.2 million, reflecting a Net Initial Yield of 6.82%

LOCATION

The Square Shopping Centre is located in the heart of Tallaght Town Centre, approximately 10 km south-west of Dublin City Centre, and is one of Dublin's principal suburban retail destinations.

The scheme benefits from excellent accessibility, positioned adjacent to the N81 and within close proximity to the M50. The centre is served by multiple Dublin Bus routes with stops immediately adjacent, together with the Luas Red Line terminus at Tallaght. Extensive surface and multi-storey car parking is provided.

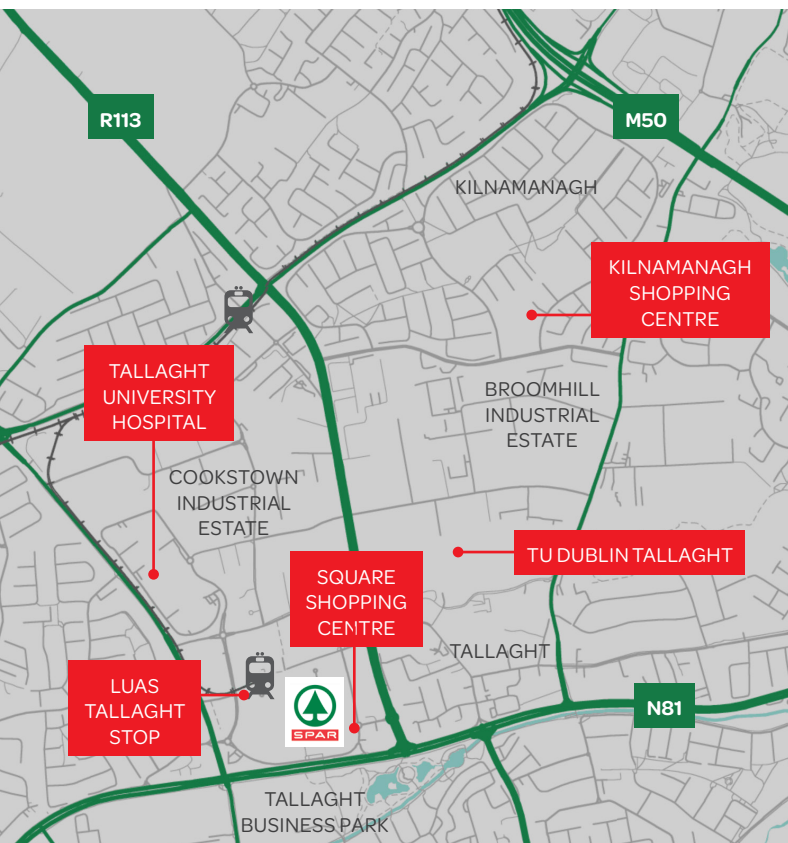
Extending to approx. 575,000 sq ft with over 160 occupiers, The Square is anchored by Tesco, Penneys and Dunnes Stores, and includes a 13-screen cinema, driving strong all-day footfall.

DESCRIPTION

The property comprises a highly prominent retail unit on Level 3 extending to approx. 950 sq ft (NIA), let to Rubyridge Ltd t/a Spar.

The unit benefits from a prime, high-footfall position on the western side of the scheme, directly adjoining a main entrance linking to Belgard Square West, nearby bus stops, the Luas and car parking, and critically positioned opposite the cinema – which drives additional footfall.

Internally, the unit is fitted to a modern convenience retail format, including a coffee offering, chilled display units with dedicated back-of-house storage to the rear.



KEY OCCUPIERS



DUNNES
STORES

TESCO

PENNEYS

TENANCY DETAILS

Tenant	Size (Sq Ft)	Lease Start Date	Lease Expiry Date	Rent Review Date	Break Option	Rent Per Annum
Rubyridge Ltd t/a Spar	950	04/09/2025	03/09/2035	03/09/2030	N/A	€ 90,000
Total	950					€ 90,000

All measurements are approximate and subject to verification by interested parties.



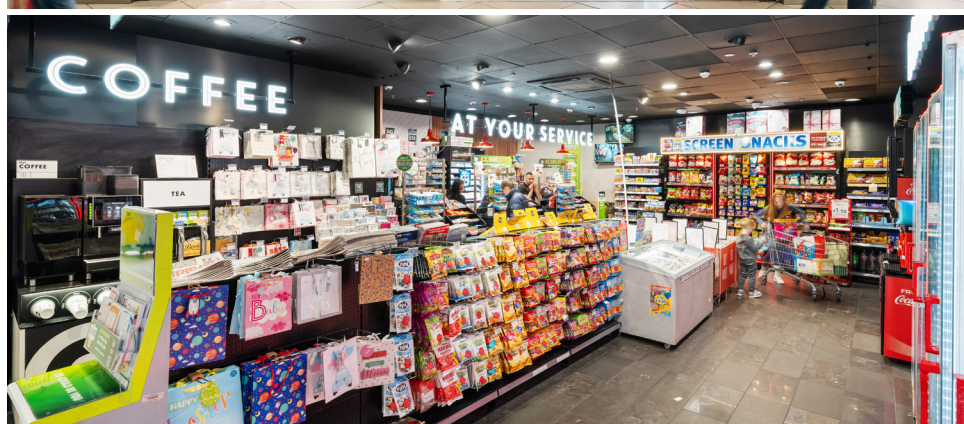
COVENANT DETAILS



The property is let to Rubyridge Ltd trading as SPAR, operating under the internationally recognised SPAR brand.

Founded in the Netherlands in 1932, SPAR has grown to become the world's largest food retail voluntary chain, with over 13,500 stores across 48 countries.

In Ireland, SPAR has a strong national presence with over 460 stores nationwide and is widely recognised as a leading convenience retail brand. Stores are typically located in high footfall urban, suburban and shopping centre locations.





TITLE

We understand the property is held under Long Leasehold title.

VIEWINGS

Strictly by appointment with Colliers.

BER

BER B2

BER Number: 801138579

Energy Performance Indicator: 194.99 kWh/m²/yr

SALES AGENT



Colliers
Hambleton House
19-26 Lwr Pembroke St
Dublin 2
+353 1 633 3700
PSRA Number 001223

Stephen Conway
+353 86 365 4387
stephen.conway@colliers.com

John Landers
+353 87 053 8997
john.m.landiers@colliers.com

SOLICITOR



Beauchamps LLP
Riverside Two
Sir John Rogerson's Quay
Dublin 2

Tony O'Sullivan
Tel: +353 (0)1 418 0649
t.osullivan@beauchamps.ie

Colliers Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Colliers nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Colliers nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Colliers on the understanding that any negotiations relating to the property are conducted through it.