

## RETAIL

**POWER**  
& ASSOCIATES

**Unit 10/11 Irishtown Central,  
Irishtown, Athlone,  
Co. Westmeath**

## TO LET



**Superb retail premises in a prime high street location opposite Dunnes Stores and Golden Island Shopping Centre.**

**Unit with superb profile, high footfall and comprising c.329 sq. m. (3,540 sq. ft.)**

**Located between Golden Island and Athlone Towncentre Shopping Centre's with over 2,500 car parking spaces within 2 minutes' walk.**

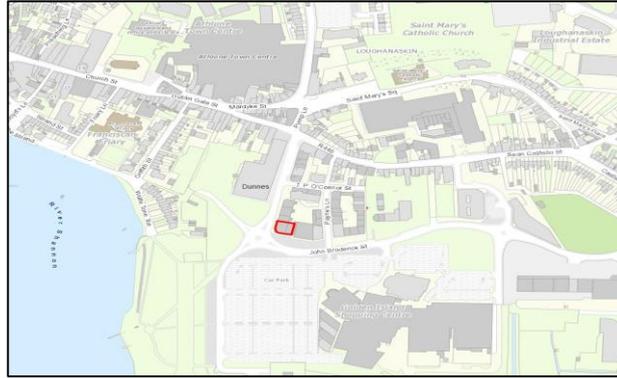
**Neighbouring occupiers include Dunnes, McGorisk's Pharmacy, Paul Byron Shoes, Euro Giant, Permanent TSB and many more**

**tel: +353 90 648 9000**

**[www.powercs.ie](http://www.powercs.ie)**

## LOCATION

Situated at the heart of Athlone's primary retail area, this property is opposite Dunnes Stores and only two minutes' walk from both Golden Island and Athlone Towncentre shopping centres which bookend the retail core of the town.



## DESCRIPTION:

The subject property is a ground floor retail unit which is fitted out with a traditional timber shopfront, suspended ceiling, recessed lighting and carpet floor covering. The unit has air conditioning and is currently laid out in one large open plan retail area, which could be subdivided if necessary. This prime corner unit with extensive return frontage is suited to a wide variety of uses (subject to planning permission).

## ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Retail Unit	329	3,540

(Occupiers are advised to verify floor/site areas and to undertake their own due diligence)

## TITLE

We are advised that the property is held Freehold under Folio WH31300F and that vacant possession is available.

## LEASE

New flexible lease terms available

## BER RATING

TBC

## RATES PAYABLE

Approximately €15,167

## QUOTING RENT

Details available on application

## SERVICE CHARGES

€5,345 approximately

## VIEWING

Strictly by appointment with the sole agents  
Power & Associates

## CONTACT

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### Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

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Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors • Asset & Property Managers

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