

RETAIL

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

POWER
& ASSOCIATES

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

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

SERVICE CHARGES

€5,345 approximately

QUOTING RENT

Details available on application

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.

Power & Associates and the Vendor/Lessor give notice that:

- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
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- Neither the Vendor/Lessor nor Power & Associates nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.