

RETAIL

Unit 2 Inish House
Irishtown,
Athlone,
Co. Westmeath

POWER
& ASSOCIATES

TO LET



BER C1

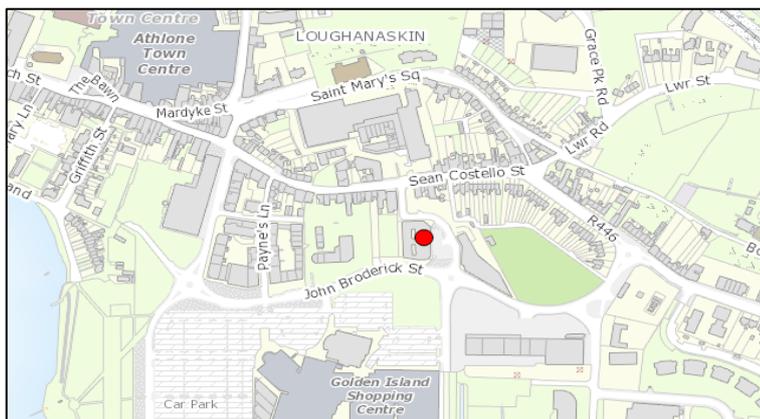
- Modern retail unit in a high profile location in the centre of Athlone Town.
- Partially fitted retail unit with plastered and painted walls, staff toilet and suspended ceiling with recessed lighting.
- Located close to Golden Island and Athlone Towncentre Shopping Centre's with over 2,500 car parking spaces within 2 minutes' walk.
- Adjoining occupiers include Supermacs, O'Briens Wines, Sásta Health & Fitness and Coffee Haven Café.

Tel: +353 90 648 9000

www.powercs.ie

LOCATION

The subject property is located in the centre of Athlone Town and is within a couple of minutes walk from both Golden Island Shopping Centre and Athlone Towncentre. The subject property is in a slightly secondary location, however, it has the benefit of high volumes of passing traffic and a prominent profile. The property is located off a link road between Golden Island Road and Sean Costello Street. The property benefits from surface car parking immediately outside the entrance to the store.



DESCRIPTION:

The subject property is a modern retail unit which is part of a multi unit development with retail on ground floor and residential uses on the upper floors. Internally the unit has a concrete finish floor, painted and plastered walls with a suspended ceiling with recessed lighting over the majority of the floor space. The rear portion of the store has no suspended ceiling and strip lighting is provided. There is a small storage area partitioned to the rear of the store which includes a staff toilet and access to the rear service yard. The shop front is a double glazed metal frame unit with an internal electric roller shutter for added security.

ACCOMMODATION:

The approximate net internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Unit 2	Retail	156.8	1687.7

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

TITLE

We are advised that the property is held under long leasehold title and that vacant possession is available.

BER RATING



BER No: 800509051

Energy performance Indicator: 761.05 kWh/ m²/yr 1.01

RATES PAYABLE

Approximately €3,500

QUOTING RENT

Details available on application

VIEWING

Strictly by appointment with the sole agents
Power & Associates

SERVICE CHARGES

Approximately €345 per annum

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.
- The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant.
- 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.



PSRA Licence No: 001297

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

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