

## RETAIL

**POWER**  
& ASSOCIATES

Unit 2 Inish House  
Irishtown,  
Athlone,  
Co. Westmeath

TO LET



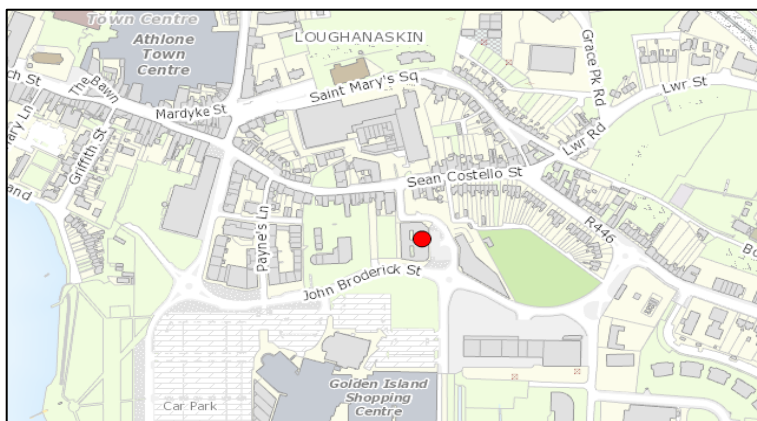
**BER C1**

- 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](http://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/ m<sup>2</sup>/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.

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- 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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