

## RETAIL

Unit 2 Irishtown Court  
Athlone,  
Co. Westmeath

**POWER**  
& ASSOCIATES

TO LET



BER F

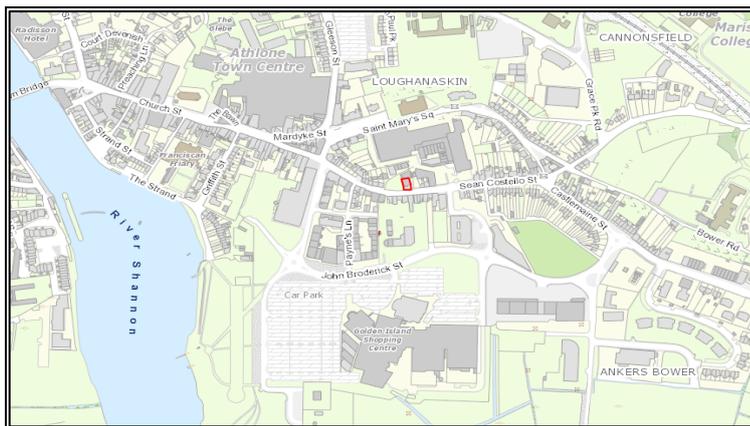
- Modern retail unit in a high profile location close to the centre of Athlone Town.
- Shell & core condition currently but enhanced specification will be provided to include plastered walls, a finished floor, suspended ceiling and a toilet.
- Located close to Golden Island and Athlone Towncentre Shopping Centre's with over 2,500 car parking spaces within 2 minutes' walk.
- Adjoining occupiers include The Forgotten Lady, Simon, Midlands Sound & Equipment and Boyle Sports.

**Tel: +353 90 648 9000**

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

## LOCATION

The subject property is located close to the centre of Athlone Town and is within one minute walk of 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 good profile onto the street. The property is located on Sean Costello Street approximately 100m east of its junction with John Broderick Street.



## DESCRIPTION:

The subject property is a modern retail unit in a high profile location close to the centre of Athlone which is currently in shell and core condition. The unit benefits from superb natural light with windows along both the front and side elevations and all services are brought in to the unit and blanked ready for connection. The subject property is being offered to let on the basis that additional landlord works will be completed including the installation of a suspended ceiling, plastered walls, toilet to the rear of the building and a finished floor. The property is part of a multi-unit retail/ residential development.

## ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Unit 2	Retail	116	1,249

(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 WH33220F and that vacant possession is available.

## BER RATING



BER No: 800310542

Energy performance Indicator: 2498.31 kWh/ m<sup>2</sup>/yr 2.78

## RATES PAYABLE

Estimated to be approximately €2,740

## QUOTING RENT

Available on Application

## LEASE

New flexible lease terms available

## 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.
- 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.
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