

TO LET | Unit 13A Irishtown Central

**POWER
PROPERTY**

Limerick | Galway | Athlone

Irishtown, Athlone Co. Westmeath

RETAIL/CÁFE



c. 381.63 Sq. M. (4,107.83 Sq. Ft.)

135 sq. m. retail unit with 247 sq. m. of basement storage

- Superb retail/cáfe premises in a prime location opposite Golden Island Shopping Centre
- Unit with superb profile and high footfall
- 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, McSharry's Pharmacy, Paul Byron Shoes, Caffé Nero, Daybreak, Athlone Credit Union and Permanent TSB

ENQUIRIES TO



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Find out more online at ppg.ie

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LOCATION

Situated at the heart of Athlone’s primary retail area, this property is in the most sought after high street retail location between Dunnes Stores and Golden Island Shopping Centre. This area between Golden Island and Athlone Towncentre shopping centres has become the retail core of the town.

ACCOMMODATION

Description	Area Sq. M.	Area Sq. Ft.
Ground Floor	134.81	1,451.08
Basement	246.82	2,656.75
Total	381.63	4,107.83

FEATURES

- Prime retail unit at the heart of Athlone’s primary retail area.
- Located between Golden Island and Athlone Town Centre Shopping Centre’s.
- 2,500 car parking spaces within 2 minutes’ walk.
- Ground floor retail/cáfe unit with extensive basement storage space and secure rear service access.
- Planning permission obtained in 2022 for change of use to restaurant/takeaway (21/649).
- Suited to a wide variety of uses (subject to planning permission).



DESCRIPTION

The subject property is a superb retail/cáfe unit which is in arguably the best high street location in Athlone. The property has extensive shop frontage facing Golden Island Shopping Centre. This prime unit has a suspended ceiling and is currently fitted out as a cáfe.. There is secure service access to the rear. There is a large basement containing storage, toilet, canteen and small office .

LEASE

New lease terms available.

BER RATING



BER No: 8002809109

QUOTING RENT

Details Available on Application

COMMERCIAL RATES

Rates are in the region of €9,350 per year

SERVICE CHARGES

Approximately €2,795

VIEWING

Strictly by appointment with the sole agents Power Property

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