

SUBJECT TO CONTRACT/ CONTRACT DENIED

# Unit 19, Athlone Towncentre, Athlone, Co Westmeath



## TO LET - AVAILABLE IMMEDIATELY

### Property Location

Athlone Towncentre Shopping Centre is ideally located just 800 metres from the M6 Dublin – Galway Motorway in the heart of Athlone, a thriving business and shopping town in the Midlands. Athlone Towncentre contains 1,200 customer car spaces and 23,000 sq.m of retail space split across two levels. With its unique combination of covered streets, squares and malls, Athlone Towncentre is designed to meet the requirements of modern retailers and provide customers with a relaxed, safe and convenient shopping experience. Neighbouring occupiers include Pandoro, Next, Tiger, TK Maxx, Golden Disks and recent addition Inglot.

### Amenities and Facilities

- Underground car parking
- Information desk including gift card purchase covering over 60 brands, kiddie kab hire, photocopying & faxing
- FREE Internet access
- Shop mobility alternatives – wheelchair available on request
- Male / female / disabled toilet facilities / baby changing suite
- ATM's

### Transport

The new M6 motorway has made Athlone Towncentre Shopping Centre more readily accessible to shoppers from both the east & west, with journey times cut to 45 minutes from Galway and 1 hour from Dublin. Access is simple via Exit 10 on the M6 with over 1200 underground parking spaces on site. Athlone is very well connected to national and regional bus and rail routes. Athlone Towncentre Shopping Centre is located within a 2 minute walk from the main bus & rail terminals.

### Property Description

Unit 19 comprises a regular shaped retail unit with extensive frontage into Athlone Town Centre. The unit has plastered and painted walls and ceiling. There is a mix of fluorescent strip and spotlights throughout and an air-conditioning cassette.

### Area

Approximately 1,022 sq. ft (94.93 sq.mt)

### Lease

The unit is available to by way of sub-lease or assignment.

**Viewings:** All viewings are strictly by appointment through the letting agent.

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