

TO LET



Unit 36, Golden Island Shopping Centre, Athlone

- External retail unit extending to 183 sq. m. (1,969 sq. ft.).
- Directly facing 1,000 space free surface car park.
- The unit is suitable for a variety of retail uses subject to planning permission.
- Viewing strictly by appointment only.



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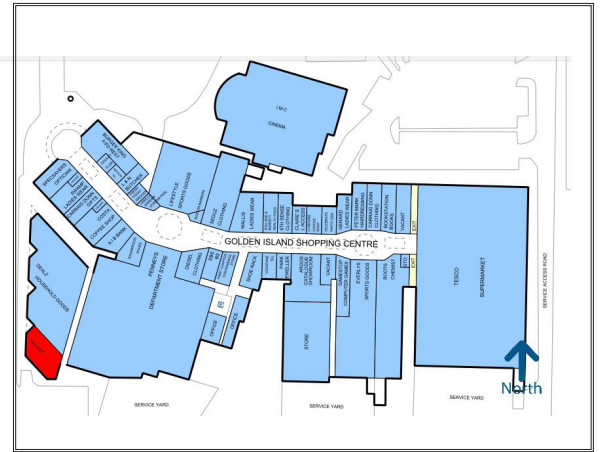
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Location

Golden Island is one of the longest established shopping centres in the midlands, constructed in 1996 to provide for approx. 154,000 sq. ft. of retail space. Golden Island currently has over 40 retailers in occupation, as well as a 6 screen IMC Cinema and a 1,000 space free surface car park.

The centre is located within walking distance from Athlone Town and approx. 3.9km from the M6 motorway, which links Dublin and Galway. The centre is anchored by Tesco and Penneys with other retailers including Boots, Costa Coffee, Holland & Barrett and Lifestyle Sports, with an average weekly footfall of 65,000.



Description

Unit 36 comprises an external retail unit extending to approx. 1,969 sq. ft. The unit is located adjacent to Dealz, directly facing the surface car park. The unit may be suitable for a variety of uses subject to planning permission.



Accommodation Schedule Update

| Floor | M ² | Sq Ft |
|--------------|----------------|-------|
| Ground Floor | 183 | 1,969 |

All intending purchasers/tenants are specifically advised to verify the floor/site areas and undertake their own due diligence

Rates

€6,579 per annum (2016)

Terms

On application.

Rent

€35,000 per annum

Service Charge

€7,630

Insurance

To be advised.

Building Energy Rating

BER: G
BER No: 800247603
EPI: 3467.28 kWh/m²/yr (3.36)



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