

RETAIL

**POWER
PROPERTY**

**Unit 3
Avondale Neighbourhood Centre
Ballymahon Road
Athlone**

TO LET



BER G

Prime retail unit in Avondale Neighbourhood Centre

New purpose built neighbourhood centre anchored by SuperValu with Costa Coffee and Total Health Pharmacy also in occupation

Unit 3 comprises 107 sq. m. and is suitable for Hair & Beauty or other service retail uses

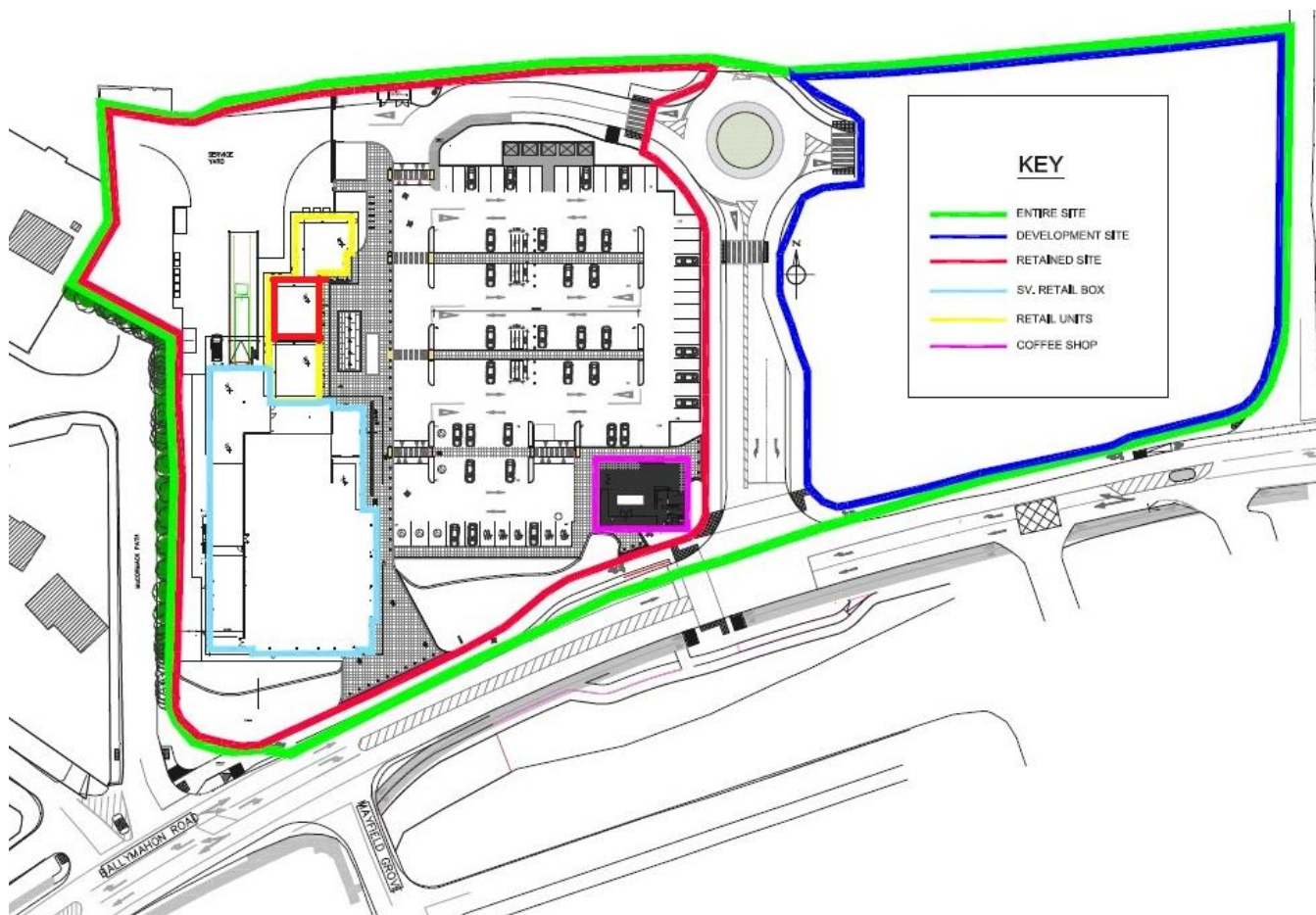
Excellent location on one of the busiest routes to and from Athlone town

Planning permission has been granted to subdivide the unit giving two units of 52 sq. m. each.

**tel: +353 90 648 9000
www.ppg.ie**

LOCATION

Avondale Centre is located in a mature residential area of Athlone between the well-established neighbourhoods of Coosan, Cloghanboy and Arcadia. The centre is located just 300 metres from Junction 10 on the M6 Dublin – Galway motorway and is 1km from Athlone Town centre.



DESCRIPTION:

The new development is anchored by a 1,500 sq. m. SuperValu store with three adjoining retail units including Total Health Pharmacy, the subject unit and a restaurant/take-away. Costa Coffee are also in occupation in a standalone unit facing the Ballymahon Road. The subject unit is adjoining Total Health Pharmacy and comprises approximately 107 sq. m. It is completed to a shell and core specification with fully glazed shop front. There is car parking for 125 cars.

ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Unit 3	Retail/Hairdressers	107	1,152

LEASE

New lease available on standard FRI Terms

BER RATING



BER No: 800336109

Energy performance Indicator: TBC kWh/m²/yr

RATEABLE VALUATION

Details available on application

QUOTING PRICE

Details available on application

SERVICE CHARGES

Details available on request

VIEWING

Strictly by appointment with the sole agents
Power Property

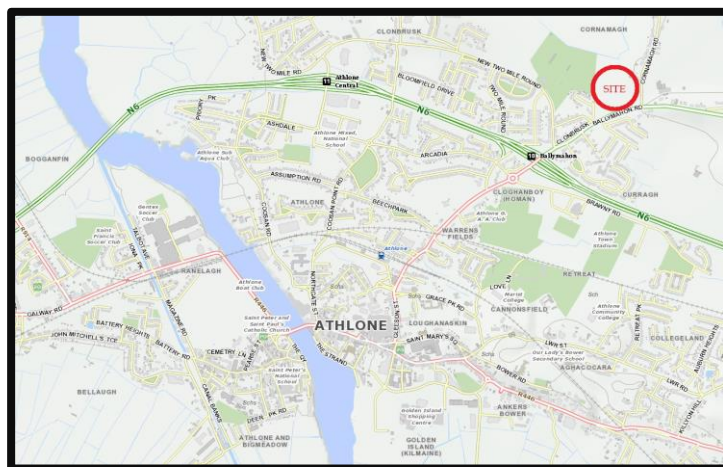
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Disclaimer Policy:

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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PSRA Licence No: 001297

Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors • Asset & Property Managers

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