

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

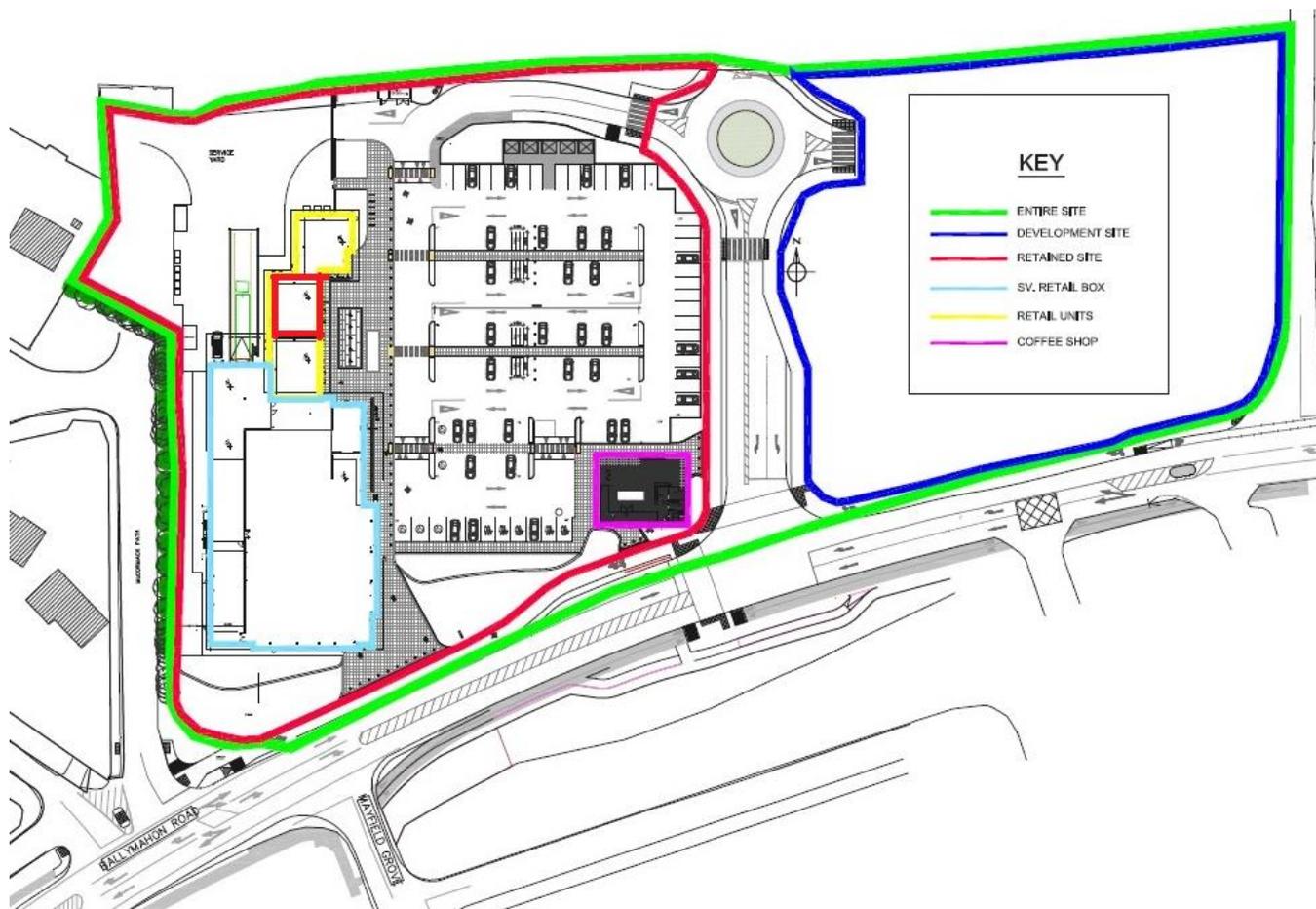
Planning permission has been granted to subdivide the unit giving two units of 52 sq. m. each.

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

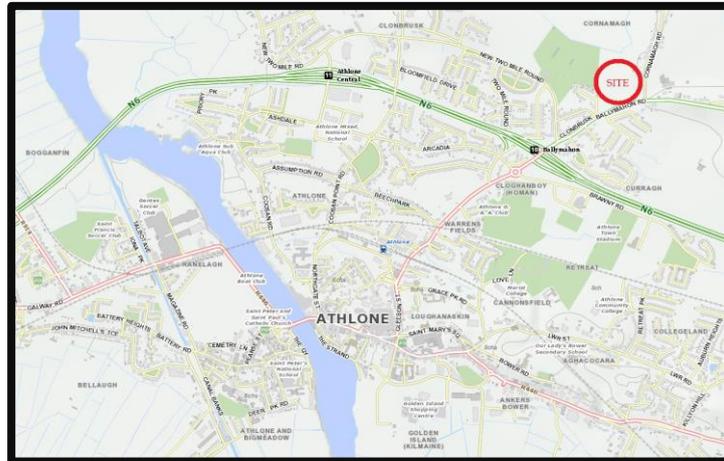
CONTACT

Andrew Carberry

tel: +353 090 648 9000

email: Andrew@ppg.ie

PSR: 001297 – 005386



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 Property 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 Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
- Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



PSRA Licence No: 001297

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

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37 WE88 • tel: +353 90 648 9000

• email: athlone@ppg.ie

Limerick: 51 O'Connell Street, Limerick V94 HPH9 • tel:+353 61 318 770 • email: limerick@ppg.ie

Galway: Spanish Parade House, 13 Lower Merchant's Road, Galway H91 W1EH • tel: +353 91 567 331

• email: galway@ppg.ie