

COMMERCIAL

**Unit 4D Golden Island Retail Park,
Athlone,
Co. Westmeath**

**POWER
PROPERTY**

TO LET



- Substantial ground floor retail premises adjacent to Golden Island Shopping Centre and immediately opposite Aldi.
- Units Comprises 360 sq. m. of retail warehouse space in excellent condition.
- Excellent frontage with ample car parking
- Suitable for a variety of uses
- Adjoining occupiers include Advance Pitstop, Central Autoparts and Mr. Price. Aldi is also directly across the road.

tel: +353 90 648 9000

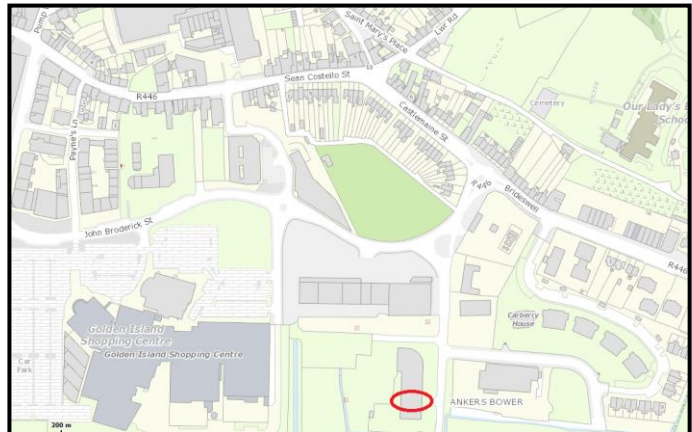
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LOCATION

Situated immediately adjacent to Athlone's primary retail area, this property is located beside Golden Island Shopping Centre and only five minutes' walk from Athlone Towncentre. This unit is directly opposite Aldi and adjoining occupiers include Advance Pitstop, Central Autoparts and Mr. Price.

DESCRIPTION:

This property is a ground floor retail warehouse close to the centre of Athlone. The unit is in excellent condition throughout with fitted offices/ staff facilities, warehouse and a small mezzanine over the offices. The unit has a partially glazed front and there is a large roller shutter door at the front of the building. The unit can potentially be subdivided so the office element could be separated from the warehouse. There is ample free car parking to the front and side of the building.



ACCOMMODATION:

The approximate gross internal floor areas are as follows:

Description:	Area (sq. m.)	Area (sq. ft.)
Ground Floor	360	3,875
Mezzanine	103	1,109
Total	463	4,984

TITLE

Flexible lease terms available

BER RATING

BER No: TBC Energy performance Indicator: TBC kWh/m²/yr

RATEABLE VALUATION

The property has not been valued for rates

QUOTING PRICE

€25,000 per annum

SERVICE CHARGES

Details available on request

VIEWING

Strictly by appointment with the sole agents
Power Property

CONTACT

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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.

Power Property and the Vendor/Lessor give notice that:

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PSRA Licence No: 001297

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

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