

TO LET | Unit 6 Irishtown Central N37 N8K8

**POWER
PROPERTY**

Limerick | Galway | Athlone

Unit 6 Irishtown Central, Irishtown, Athlone Co. Westmeath

RETAIL



c. 80.5 Sq. M. (867 Sq. Ft.)

- Superb ground floor retail premises in a prime high street location opposite Dunnes Stores in the centre of Athlone
- Unit with superb profile, high footfall and comprising c. 80.5 sq. m.
- Located between Golden Island and Athlone Towncentre Shopping Centre's with over 2,500 car parking spaces within 2 minutes' walk
- Neighbouring occupiers include Dunnes, Hidden Hearing, Shannon Dry Cleaners, Savoury Fare, McGorisk's Pharmacy, Paul Byron Shoes, Daybreak, Athlone Credit Union and many more



ENQUIRIES TO

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Find out more online at ppg.ie

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LOCATION

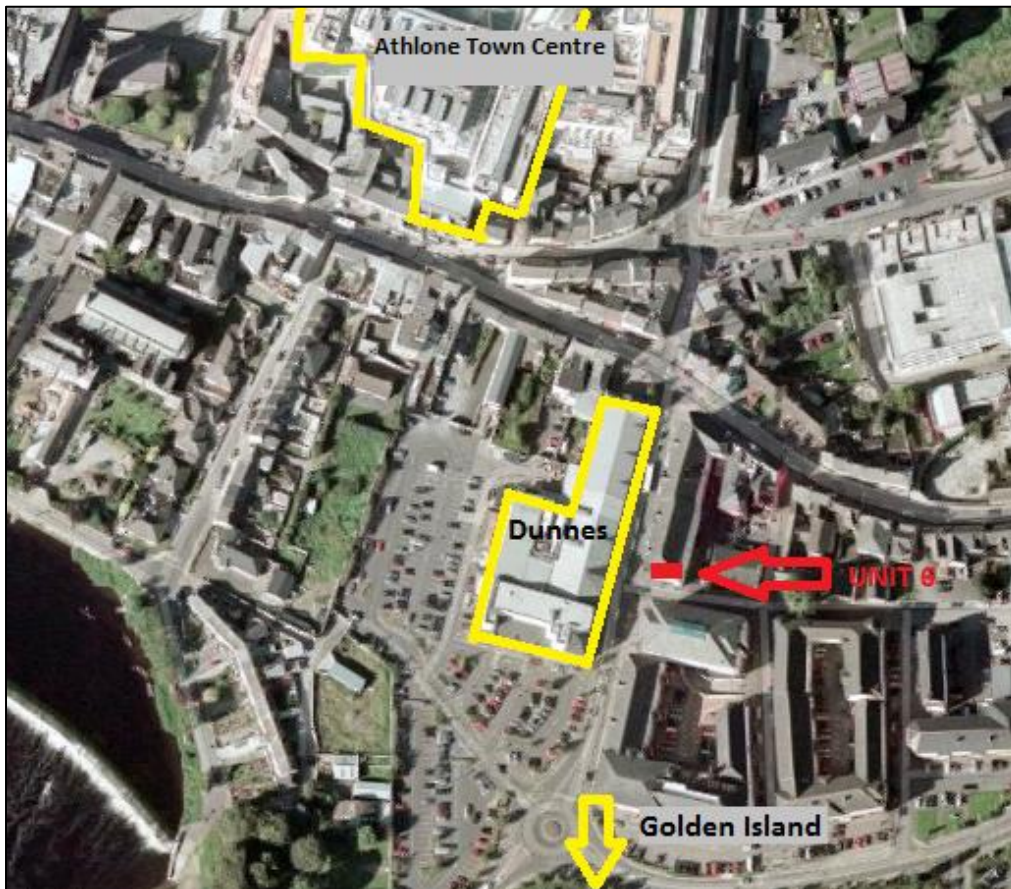
Situated at the heart of Athlone's primary retail area, this property is opposite Dunnes Stores and only two minutes' walk from both Golden Island and Athlone Towncentre shopping centres which bookend the retail core of the town.

ACCOMMODATION

Description	Area Sq. M.	Area Sq. Ft.
Retail Unit	80.53	867

FEATURES

- Prime corner unit at the heart of Athlone's primary retail area opposite Dunnes Stores.
- Located 2 minute's walk from both Golden Island and Athlone Towncentre Shopping Centre's.
- 2,500 car parking spaces within 2 minutes' walk.
- Ground floor retail unit with excellent storage space.
- Suited to a wide variety of uses (subject to planning permission).



DESCRIPTION

The subject property is a ground floor retail unit which is fitted out to a high standard with suspended ceiling, recessed lighting and laminate floor covering. The unit has excellent storage space and comes with air conditioning and electric roller shutters on all windows. This prime corner unit is suited to a wide variety of uses (subject to planning permission).

LEASE

New Flexible lease terms available.

BER RATING

BER D2

BER No: 800279325
Energy performance Indicator:
1224.97 kWh/m²/yr 291.72
KgCO₂/m²/yr

QUOTING RENT

Details Available on Application

COMMERCIAL RATES

Approximately €3,500

SERVICE CHARGES

Approximately €1,700

VIEWING

Strictly by appointment with the sole agents Power Property

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