

For Sale / To Let

Centrally Located Retail Unit



O'Neill & Co.
CHARTERED SURVEYORS
& AUCTIONEERS LTD



Unit 5, Inish House, Golden Island, Athlone


- Ground Floor Retail Unit
- Extends 215.9 sqm (2,234 sqft)
- Prime Retail Location
- Large Window Display

Accommodation

Description	Sqm / Sqft
Ground Floor Retail	215.9 / 2,324
Total	215.9 sqm (2,324 sqft)



Rates & Services

Rateable Valuation	Annual Service Charge	BER
€37,500	€1,600	



Quoting Price / Rent

On Application

Viewing

By appointment only

Location

Athlone is the commercial and industrial capital of the midlands, located along the N6 (Dublin- Galway) and N55 (Limerick- Cavan- Northern Ireland) transport routes. The town also benefits from mainline rail connections. The town's status as a major midland commercial centre has been boosted by recent retail expansions in the town including the extension of the Golden Island shopping complex along with the 80,000 sq. m. Athlone Town Centre Development. The complex is located at Golden Island with easy access to and from the main Dublin & Galway routes as well as Athlone Town centre and the larger provincial towns of Ballinasloe, Tuam, Roscommon & Mullingar. The property is situated directly opposite the Golden Island shopping complex which boasts a number of national and international retailers including Tesco, Penney's, Argos and IMC Cinema's.

Description

The subject property comprises a ground floor retail unit extending to 215.9 sq. m. (2,324 sq. ft.). The property has a large window display and good frontage onto the busy thoroughfare of Golden Island. The unit is fitted with an intruder alarm, suspended ceilings with ceiling lights and automated roller shutter doors. The property is heated by electric storage heaters and has both toilet and kitchen facilities.

For further information contact:

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