

BURGESS

DEPARTMENT STORE

1 - 7 Church Street, Athlone, Co. Westmeath.



TO LET

LOWER GROUND FLOOR

*Retail Space at Burgess Department Store,
1 - 7 Church Street, Athlone, Co. Westmeath.*

BURGESS

DEPARTMENT STORE



Athlone is the largest town in the Midlands Region and acts as the commercial and industrial capital of the Midlands with an urban population of 21,349 (2016 Census) and a wider catchment population of approximately 172,000 within 45 minutes.

The town is situated on the River Shannon and on the shore of Lough Ree. Athlone reaps the benefits of its central geographical location. The region benefits from 706,000 visitors annually with a retail spend of 22 million.

Athlone has a strong employment base with major National and Multi-national companies located in the town including Alkermes, Ericsson, Medtronic, PPD, KCI, Teleflex and a number of state and semi-state originations such as IDA Ireland, the Department of Education and Skills and An Post.

Athlone town is a 'gateway location' and is home to the main third level regional institute for the Midlands; Athlone Institute of Technology comprising approximately 6,200 full and part time students. Outside of the main cities, Athlone is a top 3 town in Ireland by retail mix and top 10 by population and size.

The subject property forms part of a long established and successful department store known as Burgess. The department store boasts strong footfall figures and has excellent profile onto Church Street which lies in the heart of Athlone Town. Located close to the main bridge over the Shannon, Burgess Department Store has a striking presence which announces visitors to the principal retail street in the town. Direct access to the subject property is available off both Church Street and Lloyds Lane which leads down to The Strand car park adjacent to the River.

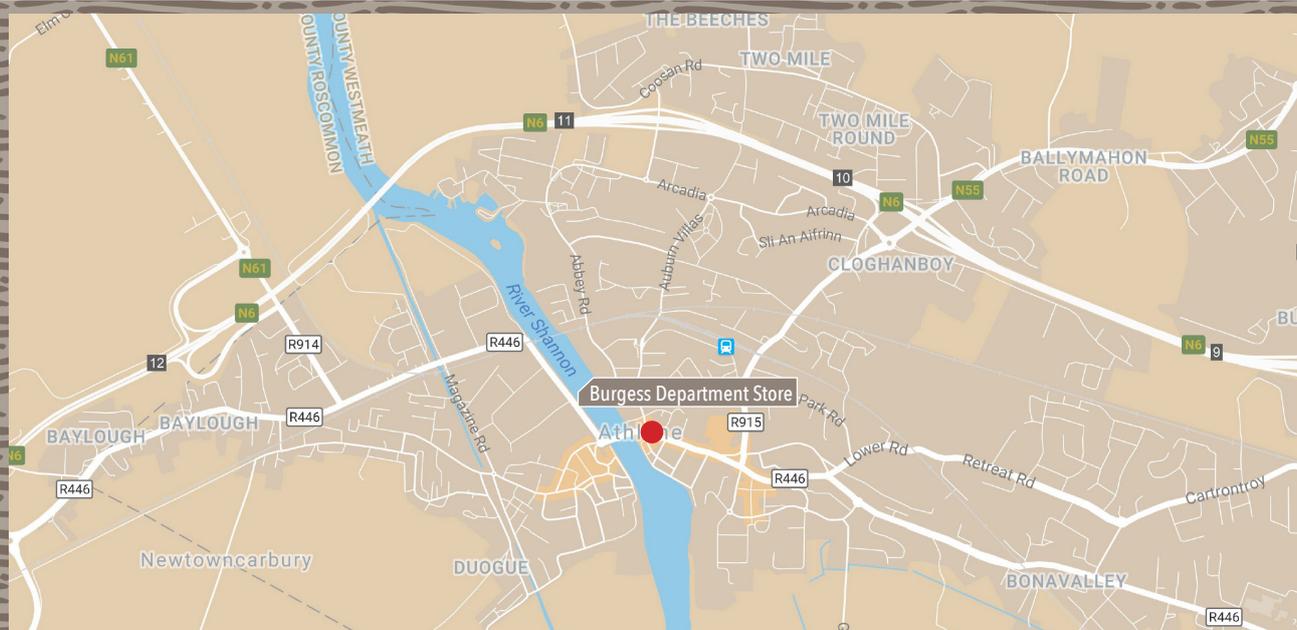


Burgess Department Store is Ireland's longest established department store, founded in 1839, offering quality ladies, men's and children's fashion, footwear, homeware and interiors. Burgess Department Store currently has a strong brand presence which includes: Gant, Remus, Meyer, Gerry Weber, Joules, Masai, Triumph, Fantasie, Panache, Mayoral, Carl Scarpa, Fine Bedding Company & Stellar

The available property on Lloyd's Lane, Lower Ground Floor, extends to 350 sq. m. (3,764 sq. ft.) Net Internal Area including over 75 sq. m. of storage space. It has separate access on Lloyd's Lane and may be accessed from the main store. It is suitable as concession space but can also be leased separately if preferred. There is an external yard which can be used for deliveries or used as an external seating area for a food use for example.

The space is fitted out to a high standard and is ideal for food uses, fashion, lifestyle, homewares or interiors that would compliment the existing Department store.





VIEWING BY APPOINTMENT ONLY
with sole letting agents Power Property

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QUOTING RENT

On application.

BUILDING ENERGY RATING

Exempt