



To Let

Units B2, Golden Island Shopping Centre, Athlone

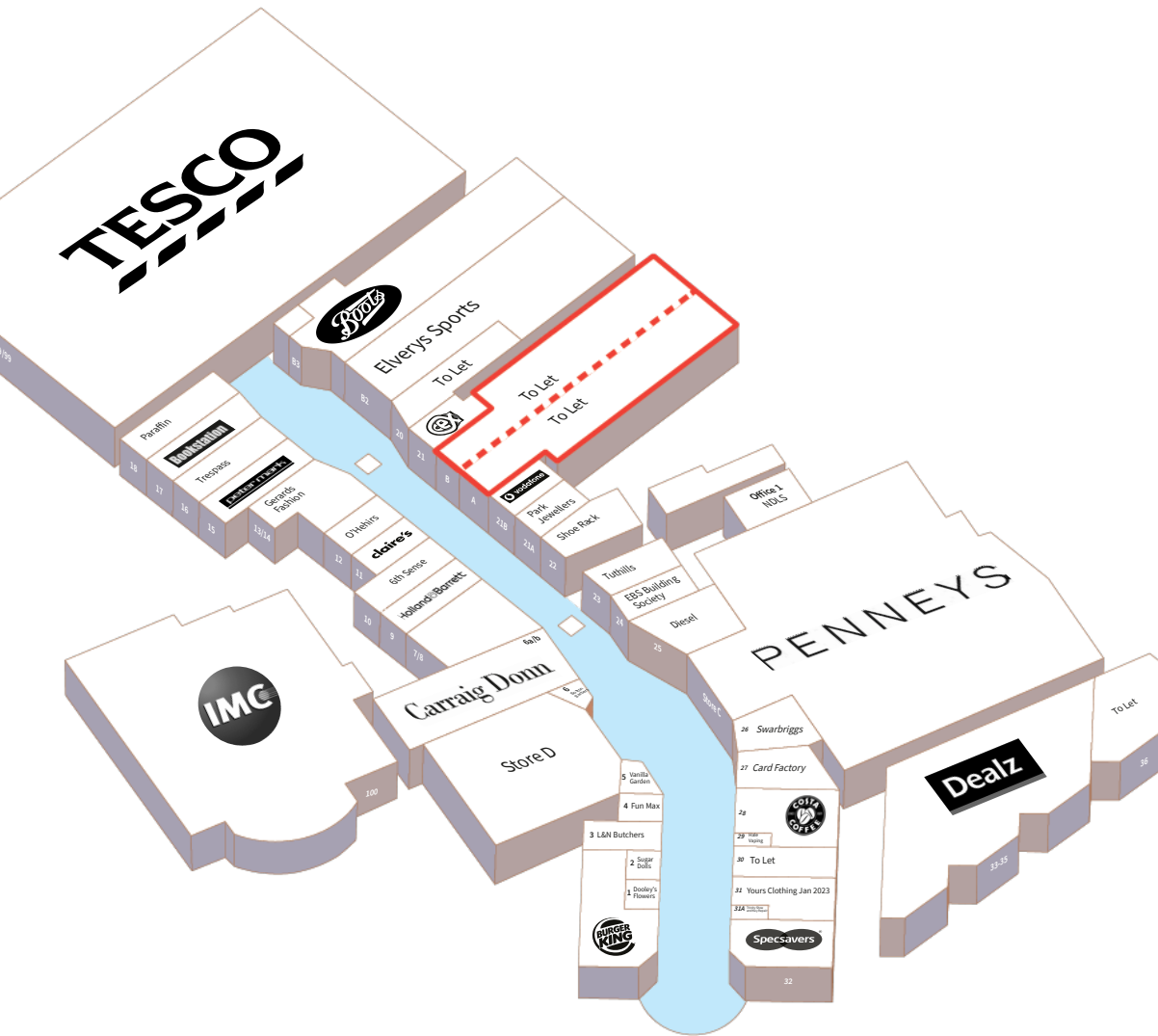
Prime Retail Units in the Heart of Golden Island Shopping Centre – 8,557 sq. ft.

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BER D1





Description

- Retail unit extending 11,926 sq.ft. with potential for subdivision.
- Golden Island is a strong performing scheme consisting of 166,423 sq. ft of retail & leisure space with occupiers including Penney's, Tesco and IMC Cinema.
- Athlone is the largest town in the Midlands making it a prime shopping hub for surrounding areas including the towns of Tullamore, Ballinasloe, Roscommon, Birr & Mullingar.
- As well as having a population of 21,349 as of the 2016 census, Athlone is positioned at the centre of Ireland making it easily accessible from both the east and west of Ireland as it is only an hour drive from Galway and an hour and 20 minute drive from Dublin.
- Over 1,080 free carparking spaces with an ordinary footfall in the region of 65,000 per week.

Configuration

Unit is offered as one unit or split as two units providing a total of 8,557 sq. ft. or; A : 3,369 sq. ft. / B : 5,188 sq. ft..

Rent

Offers in excess of €320,000 per annum exclusive

Lease

Available on a new long term lease.

Estimated Insurance Liability

€5,405 per annum

Estimated Rates Liability

€26,005 per annum

Estimated Service Charge Liability

€45,575 per annum

Viewing

Physical viewings by appointment

Building Energy Rating

BER: D1

BER No: 800422800

EPI: 630.75 Kwh/m2/yr

Enquiries

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