

TO LET | Unit 10 Irishtown Central

POWER
PROPERTY

Limerick | Galway | Athlone

Unit 10 Irishtown Central, Irishtown, Athlone Co. Westmeath

RETAIL



c. 97 Sq. M. (1,044 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. 97 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, McGorisk's Pharmacy, Paul Byron Shoes, Daybreak, Athlone Credit Union and many more



Andrew Carberry
+353 90 648 9000 /
+353 86 382 4450
andrew@ppg.ie
PSR: 001297 -005386

T +353 90 648 9000

Find out more online at ppg.ie

To LET | Unit 10 Irishtown Central

LOCATION

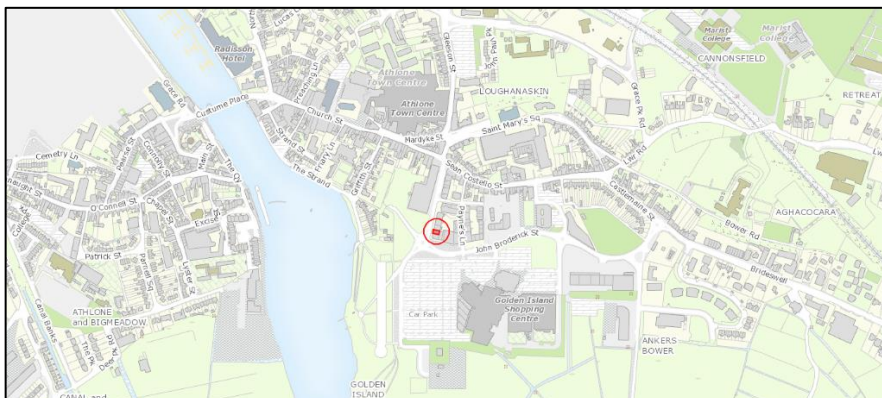
Situated at the heart of Athlone’s primary retail area, this property is in the most sought after high street retail location opposite Dunnes Stores and perfectly positioned between Golden Island and Athlone Towncentre shopping centres which bookend the retail core of the town.

ACCOMMODATION

Description	Area Sq. M.	Area Sq. Ft.
Retail Unit	97	1,044

FEATURES

- Prime regular shaped retail unit at the heart of Athlone’s primary retail area opposite Dunnes Stores.
- Located between Golden Island and Athlone Towncentre Shopping Centre’s.
- 2,500 car parking spaces within 2 minutes’ walk.
- Ground floor retail unit with secure rear service access.
- Suited to a wide variety of uses (subject to planning permission).



Limerick | Galway | Athlone

DESCRIPTION

The subject property is a ground floor retail unit which is completed to a shell and core specification with fully glazed shop front. This prime unit has a suspended ceiling and secure service access to the rear. There is a toilet and pre-existing air-conditioning services can be reinstalled if required.

LEASE

New Flexible lease terms available.

BER RATING



Estimated based on current condition - TBC

QUOTING RENT

Details Available on Application

COMMERCIAL RATES

Not rated but estimated to be €4,365 based on Zone A Area of 69.3 sq. m. and a NAV of €22,500

SERVICE CHARGES

Approximately €2,025

VIEWING

Strictly by appointment with the sole agents Power Property

ENQUIRIES TO

Andrew Carberry on
+353 90 648 9000 /
+353 86 382 4450

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:** These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessee shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.