



To Let

Prime ground floor retail unit

- Excellent internal mall pitch opposite Shaws / Mango
- Over 1,080 free carparking spaces with an ordinary footfall in the region of 65,000 per week.
- Extends to 2,034 sq.ft with additional 564 sq.ft. mezzanine
- Suits a variety of uses
- Available immediatly

Unit 7&8 Golden Island Shopping Centre

Golden Island Shopping Centre, Golden Island, Athlone, N37 W611

2,598 sq ft

241.36 sq m

Reference: #302643

BER C1

Unit 7&8 Golden Island Shopping Centre

Golden Island Shopping Centre, Golden Island, Athlone, N37 W611



Summary

Rent	€110,000 per annum
Rates Payable	€15,134 per sq ft
Service Charge	€22,148 per sq ft
BER	C1

Description

- Ground floor retail unit in Golden Island Shopping Centre extending 2,034 sq.ft. with additional 564 sq.ft. mezzanine
- Key tenants include Penneys, Tesco, Shaws, Mango & IMC Cinema.
- Over 1,080 free carparking spaces with an ordinary footfall in the region of 65,000 per week.
- Located opposite Shaws / Mango with other neighbouring occupiers including Holland & Barrett, Sixth Sense, and O'Hehirs Bakery.
- Flexible lease terms available.

Location

- Athlone is the largest town in the Midlands making it a large shopping hub for surrounding areas including the towns of Tullamore, Ballinasloe, Roscommon, Birr & Mullingar.
- As well as having a population of 22,869 as of the 2022 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.
- There are c.75,000 people within a 30-minute catchment area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Mezzanine - Mezzanine	564	52.40	Available
Unit - Ground Floor	2,034	188.96	Available
Total	2,598	241.36	

Viewings

By appointment only.

Insurance

€2,605 for 2026

Cian O'Sullivan

+35316731611

Cian.osullivan@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.