



To Let

Prime retail unit located in Golden Island Shopping Centre with excellent pitch and strong footfall

- Prime, central location within Golden Island Shopping Centre
- 1,085 sq. ft. total (985 sq. ft. ground floor + 100 sq. ft. mezzanine)
- Immediate proximity to the centre's anchor store
- Strong, consistent footfall from surrounding units and centre traffic
- Well-configured layout suited to a variety of retail uses

Unit 10

Golden Island Shopping Centre, Golden Island, Athlone, N37PP10

1,085 sq ft

100.80 sq m

Reference: #390142

BER C1

Unit 10

Golden Island Shopping Centre, Golden Island, Athlone, N37PP10



Summary

Rent	€65,000 per annum
Rates Payable	€8,749 per annum
Service Charge	€11,226 per annum
BER	C1 (800419293)

Description

Centrally located within Golden Island Shopping Centre, this 1,085 sq. ft. unit comprises 985 sq. ft. of ground floor retail space plus 100 sq. ft. of mezzanine, putting a retailer exactly where shoppers already are. Sitting close to the centre's anchor store, it benefits from strong, consistent footfall passing the door every day. The unit's well-configured layout adapts easily to a range of retail formats, making it a genuinely rare opportunity to trade from one of the centre's best-connected spots.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	985	91.51	Available
Mezzanine	100	9.29	Available
Total	1,085	100.80	

Robbie Hughes

+353 1 477 9705
Robbie.hughes@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.

