



# To Let

## Prime ground floor retail unit

- Comprises 934 sq.ft. of retail accommodation
- Prime location opposite Shaws / Mango
- Suits a variety of uses
- Available immediately

### Unit 11

Golden Island Shopping Centre, Golden Island,  
Athlone, N37 CD51

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**934 sq ft**  
86.77 sq m

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Reference: #355627

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**BER C2**

# Unit 11

Golden Island Shopping Centre, Golden Island, Athlone, N37 CD51



## Summary

Rent	€59,500 per annum
Rates Payable	€6,039 per annum
Service Charge	€11,439 per annum
BER	C2

## Description

- Ground floor retail unit in Golden Island Shopping Centre extending 934 sq.ft.
- 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 immediately 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
Unit - 11	934	86.77	Available
<b>Total</b>	<b>934</b>	<b>86.77</b>	

## Insurance

€1,317 p.a. (2026)

## Robbie Hughes

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