



To Let

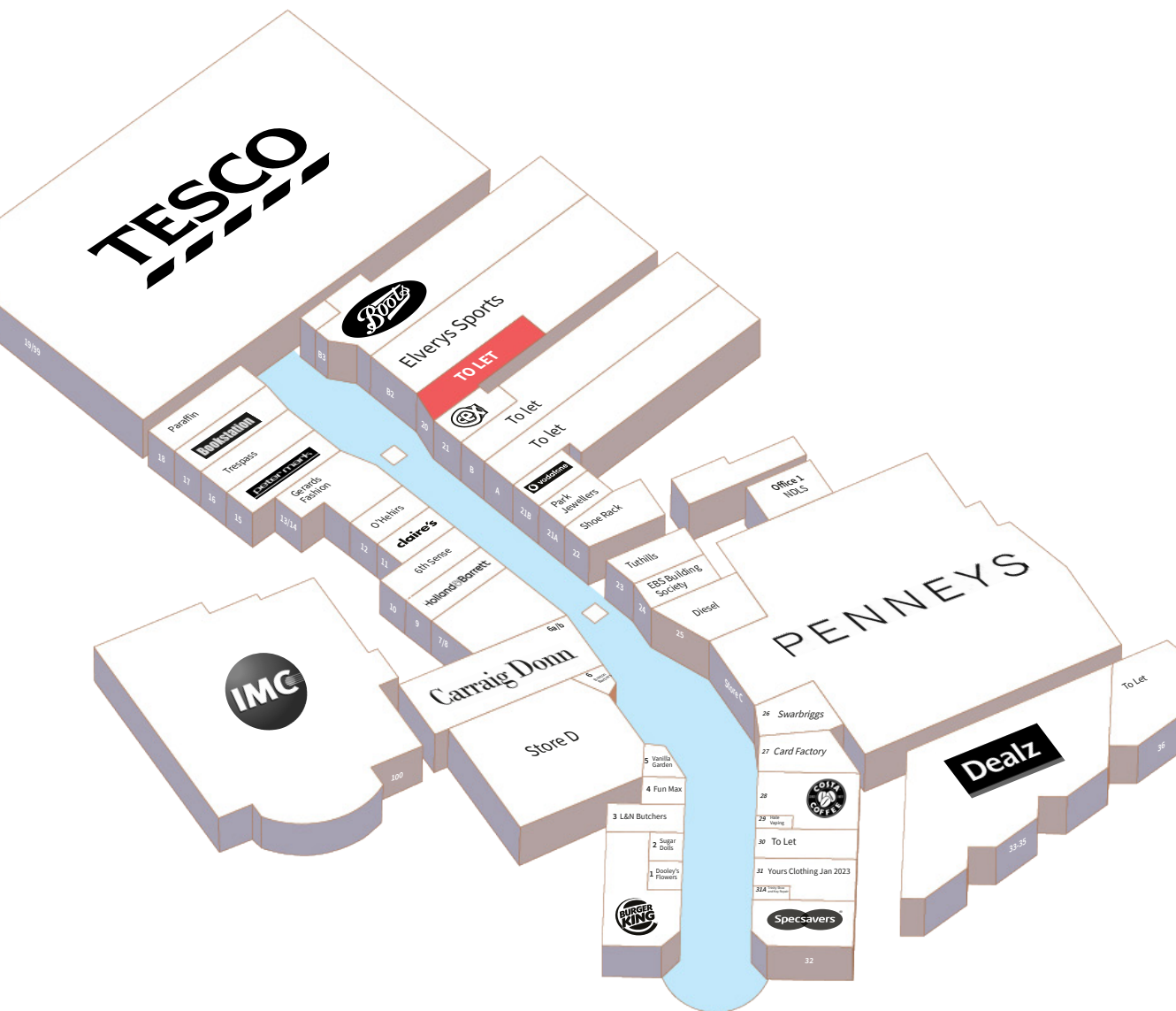
Unit 20, Golden Island Shopping Centre, Athlone, Co Westmeath
Ground floor retail unit 1,365 sq.ft

Stephen Murray
+353 1 673 1679
stephen.murray@jll.com

Cian O'Sullivan
+353 1 673 1632
cian.osullivan@jll.com

BER G





Description

- Ground floor retail unit in Golden Island Shopping Centre extending 1,365 sq.ft.
- Key tenants include Penneys, Tesco, Holland & Barret & IMC Cinema.
- 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 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.
- Neighbouring occupiers include Dealz, Specsavers & Burger King.
- Flexible lease terms available.

Lease Term

Available on a new long term lease

Rates

€8,052 per annum

Service Charge

€13,518 per annum

Insurance

€1,677 per annum

Rent

Offers in excess of €90,000 per annum exclusive

Building Energy Rating

BER: C1

BER No: 800419863

EPI: 670.99 kWh/m²/yr

Enquiries

Stephen Murray

+353 1 673 1679

stephen.murray@jll.com

Cian O'Sullivan

+353 1 673 1632

cian.osullivan@jll.com



DISCLAIMER
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.