

Retail Opportunity: To Let Unit 53, Athlone Town Centre



Property Highlights

- Excellent retail opportunity located in the premier retail and leisure destination Athlone Town Centre.
- Located on the ground-floor, unit 53 extends to approximately 3,536 sq ft (328.51 sq m).
- The subject unit is available to let immediately on new lease terms.
- Athlone Town Centre is strategically located near Exit 10 on the M6 making it easily accessible for shoppers coming from both the east and west of Ireland.

Property Description

Located on the ground floor of Athlone Town Centre, unit 53 extends to approximately 3,536 sq ft. (328.51 sq m). The subject unit would be suitable for a variety of retail uses due to its prime location. The former Mc Gorisk's Pharmacy is located next to both Regatta and JD Sports.

Contact

Karl Stewart

Email: Karl.Stewart@cushwake.com

Tel: +353 1 639 9347

Cushman & Wakefield
164 Shelbourne Road
Ballsbridge,
Dublin 4

Tel: +353 (0)1 639 9300

Jennifer Mulholland

Email: Jmulholland@bannon.ie

Tel: +353 647 7934

Ali O'Gorman

Email: Aogorman@bannon.ie

Tel: +353 647 7900

Bannon
Hambleton House
19-26 Pembroke Street Lower
Dublin 2
Tel: +353 (1) 6477901

Location

Athlone Town Centre is a premier shopping destination, featuring over 60 stores including renowned brands such as Zara, H&M, and TK Maxx. Conveniently located off the N6 road, the centre is easily accessible, with over 1,200 underground parking spaces available for drivers.

Public transport options are plentiful, with several Bus Éireann and local bus services stopping nearby, and Athlone Railway Station, just a 10–15-minute walk away, providing frequent connections to Dublin, Galway, and Westport. For added convenience, a taxi rank is also located at the centre, ensuring easy access for all visitors. Strategically positioned approximately 45 minutes from Galway and an hour from Dublin, Athlone Town Centre is ideally situated to serve shoppers from both the eastern and western regions of Ireland.

Quoting Rent

Price on application.

Commercial Rates

The commercial rates payable for 2024 are €20,564.

Service Charge

The 2024 service charge figure for the subject unit is €49,253.

Insurance

The 2024 insurance premium for this unit is €4,442.



Viewings

Strictly by appointment through joint leasing agents Cushman & Wakefield and Bannon

BER

800348658



A full copy of our general brochure conditions can be viewed on our website or can be requested from your local Cushman Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222. Subject to Contract/Contract Denied.

CUSHMAN & WAKEFIELD

bannon