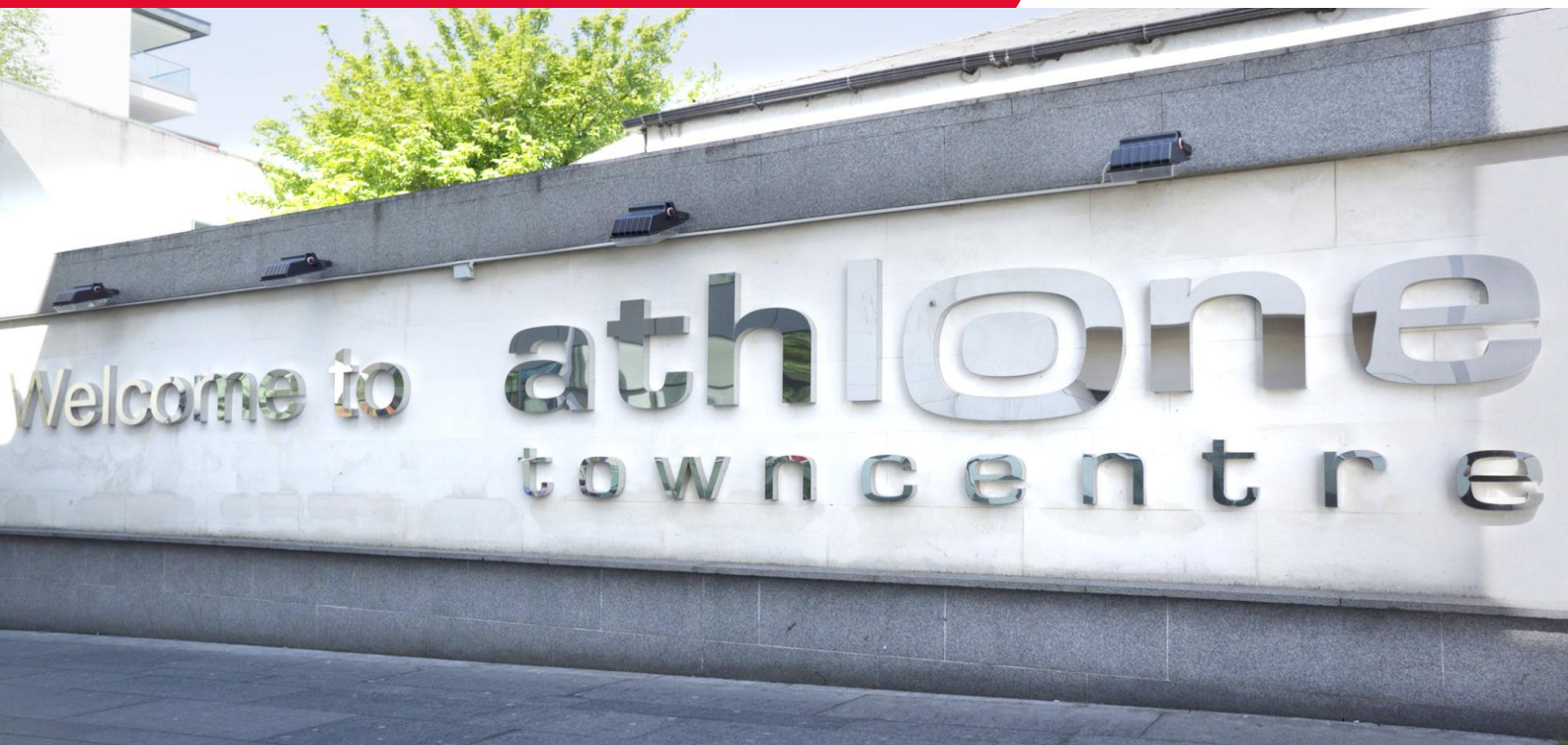


Retail Opportunity: To Let Unit 42, Athlone Town Centre



Property Highlights

- Excellent retail opportunity located in the premier retail and leisure destination Athlone Town Centre.
- Located on the first-floor, unit 42 extends to approximately 866 sq ft (80.45 sq m) with direct access on to Mardyke Street.
- The subject unit is available to let 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 first floor of Athlone Town Centre, unit 42 extends to approximately 866 sq ft. (80.45 sq m) with external access on to Mardyke Street.
The subject unit would be suitable for a variety of retail uses due to its prime location.

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Location

Athlone Town Centre is a premier retail destination featuring over 60 shops, including Zara, H&M and Tk Maxx. The centre is located approximately 45 minutes from Galway and 1 hour from Dublin making it easily accessible to shoppers from both the east and west of Ireland.

Athlone Town Centre is easily accessible by various transport options. Located off the N6 road, it offers ample parking for those driving with over 1,200 underground car parking spaces. Several Bus Eireann and local bus services stop nearby, and the Athlone Railway Station, a 10–15-minute walk away, provides frequent connections to Dublin, Galway, and Westport. Taxis are readily available, with a taxi rank at the centre.

Quoting Rent

Price on application

Commercial Rates

The commercial rates payable for 2024 are €4,520

Service Charge

The 2024 service charge figure for the subject unit is €5,626

Insurance

The 2024 insurance premium for this unit is €1,001.28



Viewings

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

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800354359

BER **C2**

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