

CAFÉ

Unit 2 RBK House,
John Broderick Street,
Athlone,
Co. Westmeath

POWER
PROPERTY

TO LET



- Substantial double fronted café unit in a prime high street location opposite Dunnes Stores.
- Unit with superb profile, high footfall and comprising c.115 sq. m. (1,241 sq. ft.)
- Located between Golden Island and Athlone Towncentre Shopping Centre's with over 2,500 car parking spaces within 2 minutes' walk.

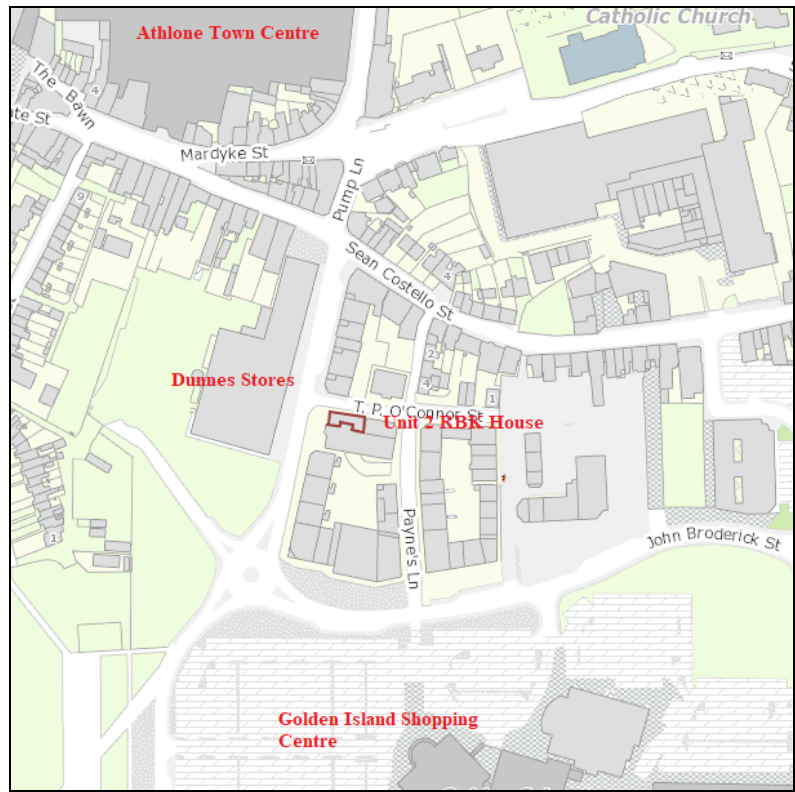
tel: +353 90 648 9000
www.ppg.ie

LOCATION

Situated right in the centre of Athlone's primary retail area, this property is immediately opposite Dunnes Stores and only two minutes' walk from both Golden Island SC and Athlone Towncentre which bookends the retail core of the town. This high street café is undoubtedly one of the best located retail units in Athlone and adjacent occupiers include Dunnes Stores, McGorisk's Pharmacy, Paul Byron Shoes, Eddie Rocket's, Café Nero and many more.

DESCRIPTION:

This property is a double fronted café unit which is fitted out to a good standard and in is good condition generally. The unit includes an open plan café, small dry store area, a food preparation room, staff and customer toilets. The unit benefits from superb frontage onto John Broderick Street and the profile is increased by excellent return frontage. There are over 2,500 car parking spaces available within two minutes' walk of this unit.



ACCOMMODATION:

The approximate net internal floor areas are as follows:

Description:	Use	Area (sq. metres)	Area (sq. feet)
Ground Floor	Retail Unit	115	1,241

(Occupiers are advised to verify floor/site areas and to undertake their own due diligence)

TITLE

We are advised that the property is held Freehold under Folio WH1976L by the management company.

LEASE

New flexible lease terms available.

RATES PAYABLE

Approximately €4,300

QUOTING RENT

Price on Application

SERVICE CHARGES

€1,100 approximately

VIEWING

Strictly by appointment with the sole agents
Power Property

CONTACT

Andrew Carberry

tel: +353 86 382 4450

email: andrew@ppg.ie

PSRN: 001297 – 005386

Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

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PSRA Licence No: 001297

Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors • Asset & Property Managers

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37 WE88 • tel: +353 90 648 9000

• email: athlone@ppg.ie

Limerick: 51 O'Connell Street, Limerick V94 HPH9 • tel:+353 61 318 770 • email: limerick@ppg.ie

Galway: Spanish Parade House, 13 Lower Merchant's Road, Galway H91 W1EH • tel: +353 91 567 331 • email: galway@ppg.ie