

**TO LET** | Unit 4D Golden Island Retail Park

**POWER  
PROPERTY**

Limerick | Galway | Athlone

# Unit 4D Golden Island Retail Park Athlone Co. Westmeath

COMMERCIAL



## 231 Sq. M. (2,488 Sq. Ft.)

Compact ground floor retail warehouse premises adjacent to Golden Island Shopping Centre and immediately opposite Aldi.

Units Comprises 231 sq. m. of retail warehouse space in excellent condition with clear internal eaves height of 7m.

Excellent frontage with ample car parking

Suitable for a variety of uses

Adjoining occupiers include BestDrive by Continental (formerly Advance Pitstop), Central Autoparts and Diskin Enterprises Property Holdings. Aldi is also directly across the road.

### ENQUIRIES TO



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**TO LET** | Unit 4D Golden Island Retail Park**LOCATION**

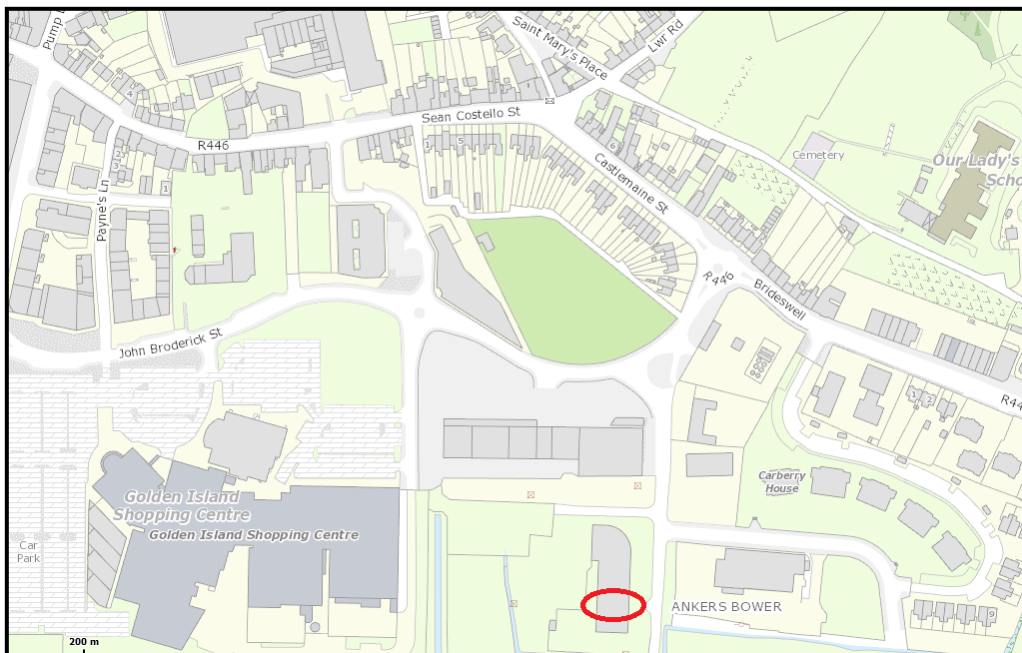
Situated immediately adjacent to Athlone's primary retail area, this property is located beside Golden Island Shopping Centre and only five minutes' walk from Athlone Towncentre. This unit is directly opposite Aldi and adjoining occupiers include BestDrive by Continental, Central Autoparts and Diskin Enterprises Property Holdings.

**DESCRIPTION**

This property is a compact ground floor retail warehouse unit very well located close to the centre of Athlone. The unit is in excellent condition throughout and includes a retail warehouse with office and staff facilities. There is a large up and over shutter door at the front of the building which could be glazed internally to provide a glazed shopfront if required. There is ample free car parking to the front and side of the building. The property has clear internal eaves height of 7m and has potential subject to planning permission to install a mezzanine floor level.

**FEATURES**

- This property benefits from great profile opposite Aldi.
- Potential to double the floor space with the construction of a mezzanine floor subject to planning permission.
- A modern retail warehouse in superb condition.
- There is ample free car parking.



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**LEASE**

Flexible lease terms available.

**BER RATING**

TBC

**RATEABLE VALUATION**

Rateable Valuation for 2021 approximately €1,418

**QUOTING PRICE**

€22,500

**SERVICE CHARGES**

Details available on application

**VIEWING**

Strictly by appointment with the sole agents Power Property

**ENQUIRIES TO**Kathy McDonagh or Andrew Carberry on  
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