



Gleeson Street, Athlone, Co. Westmeath

Development Opportunity (S.P.P) on Approx. 0.5 acre



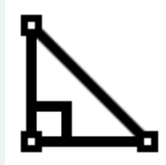
Site outline for illustration purposes only

Asset Highlights

Excellent development potential (S.P.P)



Approx. 0.20 ha (0.50 acre)



Town Centre location opposite Athlone TC Shopping Centre



Zoned Commercial



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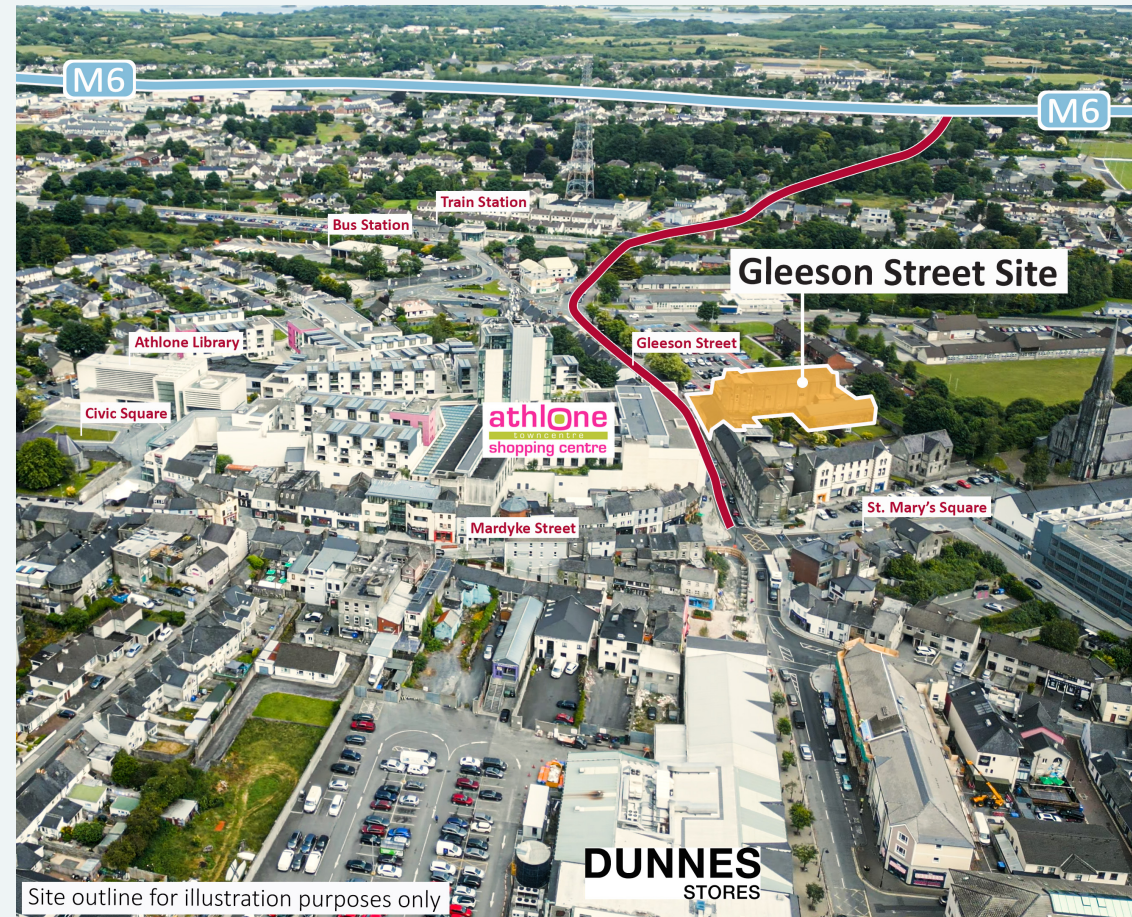
Location

Athlone is Westmeath's largest town by population, centrally positioned between Dublin and Galway, approximately 110 kms to the east and 75 kms to the west respectively.

The property is situated in the centre of Athlone where it has high profile frontage onto Gleeson Street, a short distance from the junction with Mardyke Street.

The immediate area comprises a large number of commercial offerings, most notably at Athlone Town Centre Shopping Centre and carpark (1,100 spaces), a modern standalone Dunnes Stores located 160m to the south, and Golden Island Shopping Centre located 450m southeast of the subject property. A local authority surface car park (142 spaces) is immediately adjacent to the site.

The area is well served by public transport with the 459A local bus service stopping directly opposite the subject property. Athlone Bus and Rail Stations are located approximately 400m north, with regular commuter services travelling to and from both Dublin and Galway.



Description

Brownfield development site approximately 0.20 hectares (0.50 acres), which offers a variety of redevelopment options (S.P.P.).

The property features a former cinema, most recently used as an antiques and furniture store, set back approximately 5 meters from the street.

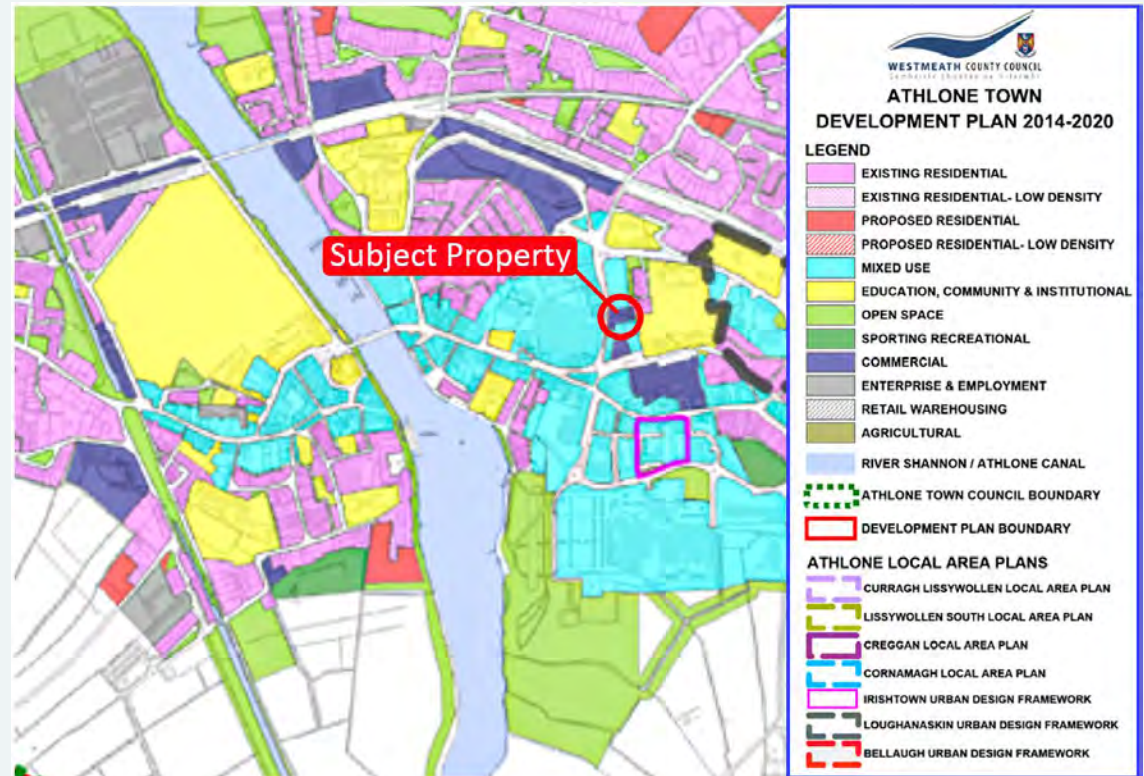
The property also includes two adjoining two-story commercial buildings fronting Gleeson Street, formerly occupied by a florist and a fish shop. A yard and outbuildings are located at the rear of the site.

Vehicular access is available from Gleeson Street, leading to an enclosed yard.

Accommodation <small>The approximate Gross Internal Areas are as follows:</small>	Area (sq.m)	Area (sq.ft)
Former Cinema (over 3 floors)	1,538	16,561
Former Florist & Fish Shop (over 2 floors)	342	3,682
Outbuildings (over 2 floors)		
Total	1,880	20,243

*The entire property is available with vacant possession.

*All interested parties should satisfy themselves regarding floor areas and the site area.



Athlone Town Development Plan 2014 -2020 (as extended)

Town Planning

The subject property is located within the "Commercial" zoning objective within the Athlone Town Development Plan 2014 -2020 (as extended).

Expired permission for a part two storey convenience retail unit extending to 14,800 sq.ft. (Planning Ref. 11/3049)

Feasibility Studies

Feasibility studies have been prepared for part of the property by MMA Architects, proposing two potential development schemes. The first entails 36 no. residential units with retail space on the ground floor (S.P.P.) and the second envisions a hotel with 105 no. bedrooms and restaurant (S.P.P.). All parties are recommended to obtain their own advice on all planning matters, including the suitability of these proposals, and indeed any feasibility for the site.

Services

We understand all main services are available to the subject property, however all interested parties should satisfy themselves on the availability of services.

Terms

For Sale by Private Treaty

Title

Understood to be Freehold

Asking Price

Price on application

Viewing

By appointment with the sole agent

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