

**Liam Reilly Auctioneer Ltd**  
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## **Investment Potential 12% - Unit C, D & E Auburn Court, Pound Street, Edgeworthstown**

**Starting Bid: €340,000.00**



For sale by Liam Reilly Auctioneer Ltd via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to welcome to the market an excellent investment opportunity of 3x Ground Floor Commercial Units (753 sq. ft. per unit) - to be sold as one lot.

Each unit has the potential to be rented for approx. €1000 per month (€36,000 p/a) which would offer the new owner / landlord a rent yield of approx. 10% - 12% each year.

Alternately, internal partition walls could be removed, allowing all three units to be combined into a single large commercial unit.

Features:

Street parking to the front.

Carpark to the rear.

Service Charges - approx. €1,000 p/a.  
Approx. 753 sq. ft. per commercial Units

BER Details:

UNIT 3/C AUBURN PLACE  
BER C / BER No. 800823262

UNIT 4/D AUBURN PLACE  
BER C2 / BER No. 800939381

UNIT 5/E AUBURN PLACE  
BER F / BER No. 800939423

TO VIEW OR MAKE A BID Contact Liam Reilly Auctioneer Ltd, or iamsold, [www.iamsold.ie](http://www.iamsold.ie).

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.