

**West Property Group**  
**Market Court**  
**Market Yard**  
**Newcastle West**  
**Ireland**  
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## **c. 11.5 % Rental Yield, 8 Market Court, Newcastle West**

### **Starting Bid: €180,000.00**



For sale by West Property Group 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.

This property is a tentanted investment. Not suitable to owner occupiers. Weekly rent €400 per week / €20,800 per annum. Lease commencing 26/01/2026.

We are delighted to present this excellent investment opportunity – a spacious and well-appointed two-bedroom apartment, ideally located in the heart of Newcastle West town centre.

Situated on the second floor, this modern apartment features a private balcony overlooking the vibrant Market Yard and benefits from secure off-street parking within a multi-storey car park. The property is just a short stroll from a wide range of essential amenities, services, shops, and public transport links.

The accommodation extends to approximately 62 sq.m (667 sq.ft) and comprises:

Entrance hallway  
Bright and open-plan kitchen/living/dining area  
Two generously sized double bedrooms  
Main bathroom

Located within the sought-after Market Square development, the complex includes 8 one-bedroom and 22 two-bedroom apartments, alongside 16,000 sq.ft. of commercial and retail space – enhancing its appeal as a thriving mixed-use development.

**Additional Features:**

Fully let with sitting tenants  
Electric storage heating  
Prime town centre location  
Walking distance to all amenities  
Secure off-street parking  
Ideal investment opportunity

Whether you're looking to expand your rental portfolio or secure a centrally located home with strong rental demand, this property ticks all the boxes.

BER D2 / BER No110267895  
Energy Performance 288.71 kWh/m2/yr

## **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. iamsold 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.