Sherry FitzGerald Hanley
Ballyhaunis Road
Claremorris
Mayo
t: 094 93 71479
email: gerard@sfhanley.ie

Dublin Road, Bridge Street, Swinford

Starting Bid: €139,000.00







For sale by Sherry FitzGerald Hanley 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Located in the centre of Swinford town, this mixed-use commercial and residential property presents an excellent investment opportunity in a strong, established trading location.

The property comprises a substantial ground floor retail unit together with a spacious three-bedroom duplex apartment overhead, extending across the second and third floors. The commercial unit most recently operated as a carpet shop and offers excellent frontage and flexible retail space suitable for a variety of business uses.

The residential accommodation is well laid out and offers strong rental potential, making the property particularly attractive to investors seeking both commercial and residential income opportunities under one roof.

Positioned within walking distance of all local amenities and services in Swinford, the property benefits from consistent footfall and a convenient town centre setting.

A versatile property with obvious potential, this is an ideal opportunity for investors, owner-occupiers, or anyone seeking a combination of retail space and residential accommodation in a busy Mayo town.

**Property may be eligible for Vacant Property Refurbishment Grant.

The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate vacant and derelict properties that have not been used as residential properties before. This only applies if these non-residential properties were previously used for commercial or public use and now have the correct planning permission.

You can get a grant of up to €50,000 to renovate a vacant property and up to €70,000, if the property is derelict.

** Property may be eligible for the Vacant Above the Shop Grant.

The Vacant Above the Shop Grant provides funding to convert or refurbish vacant upper-floor spaces in commercial buildings into residential accommodation, while retaining the commercial use of the ground floor. Funding of up to €95,000 is available for one residential unit, €115,000 for two units and €135,000 for three or more units, subject to eligibility criteria and approval.

Residential Unit BER: F
Commercial Unit BER: C

To view or make a bid contact Sherry FitzGerald Hanley or iamsold, 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 firms 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.