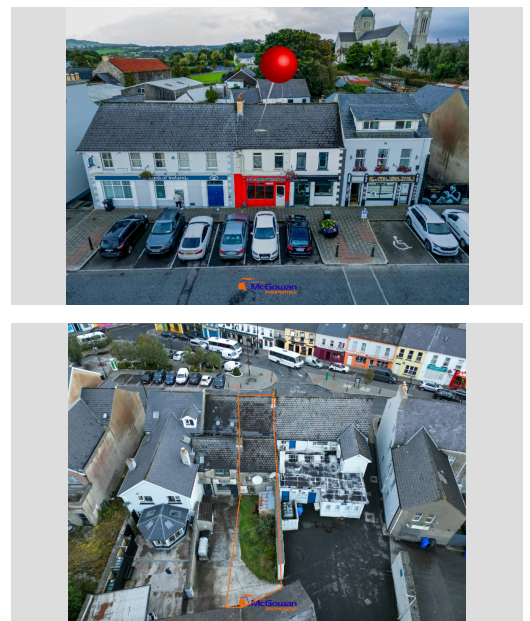


Martin McGowan Properties
Drumboe Ave
Ballybofey
Donegal
F93 A461
t: 074 91 90090
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Investment yield 15%+, Commercial Building (plus Potential Overhead Apt), The Diamond, Carndonagh

Starting Bid: €110,000.00



For sale by Martin McGowan Properties 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.

We are delighted to bring to you this commercial unit, formerly a bookmakers but could lend itself to numerous usages, situated in the heart of Cardonagh's Diamond. Neighbours include Bank of Ireland, Dental Practice, Jewellers, Barbers and Hardware Store to mention but a few.

Once the property is tenanted, the property will provide a strong yield in the region of 15 - 20%. The commercial unit was last rented at €14,400 pa and there is potential to add a further €7200 if the upstairs is converted to an apartment. There is currently no access to the upstairs and access would need to be reinstated.

In recent years there has been a strong local demand for core town centre premises which this property offers with its excellent connectivity to surrounding areas, with a central

position ideal for retail and service-based businesses.

Rear access via Bank openings as can be seen from the drone images.

Accommodation

Large open plan commercial unit. 9.76 x 3.73m (2.69m*)

Back Lobby, W.C., Kitchenette combined measurements 3.88 x 3.06m

Features Includes Burglar Alarm, Fire Alarm, Air Con Unit, Concrete Floor.

*=measured to the widest point.

BER B3 / BER No. 800833766

Ground Floor Area 44m²

TO VIEW OR MAKE A BID Contact Martin McGowan Properties 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 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.