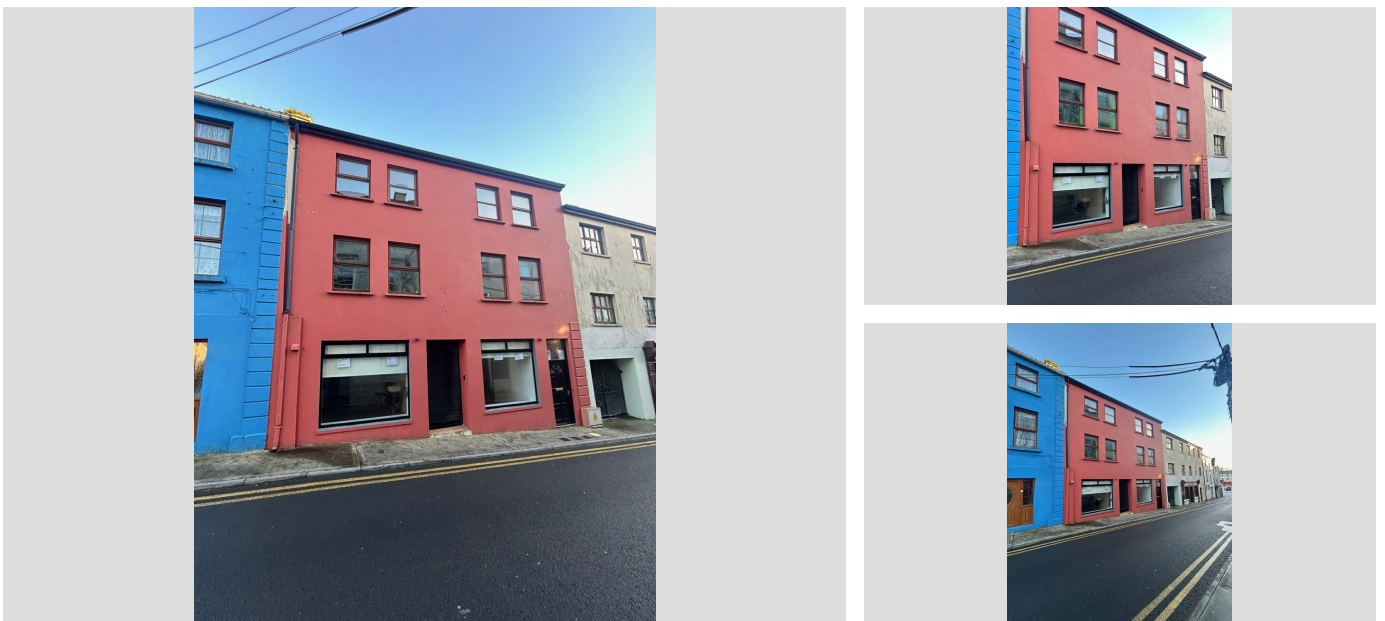


Vincent Egan Auctioneers
Elphin St
Termon
Boyle
Roscommon
t: 071 966 2464
email: property@vincentegan.net

2 x Apts & 1 X Commercial Unit (Yield c. 14.5%) at Green Street, Boyle

Starting Bid: €190,000.00



For sale by Vincent Egan Auctioneers via the [iamsgold](https://www.iamsgold.com) Bidding Platform

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

Mixed use building on Green Street in town center. Ideal property investment with good potential returns.

Located within walking distance of all local amenities in Boyle.

Residential building on Green St in town center. Ideal property investment with good rental returns.

Building constructed in 2006 to a very high standard with concrete flooring on all levels and a fully integrated Fire Alarm system with separate electric smart meters for each floor.

Also separate water meters for each floor in place.

Ground floor has secure access to outside enclosed yard for bin storage.

Ideal Property Investment with good rental yield returns. Potential rental yield for the property of €2,300 per month from the residential and commercial units

This building was built in 2006 to a very high standard with concrete flooring on each level of the building with fully integrated Fire Alarm with control panel and separate electricity meters for each unit.

RETAIL UNIT - GROUND FLOOR
BER C2 / BER no. 801080797
Useful Floor Area 55 (m2)

APT 1 - FIRST FLOOR
BER E2 / BER No. 118600618
Floor Area 34.33 (m2)

APT 2 - TOP FLOOR
BER D2 / BER No. 118600659
Floor Area 44.45 (m2)

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/9255c7053c7d461395de41bb413467df/auction-pack>

TO VIEW OR MAKE A BID Contact Vincent Egan Auctioneers or 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

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