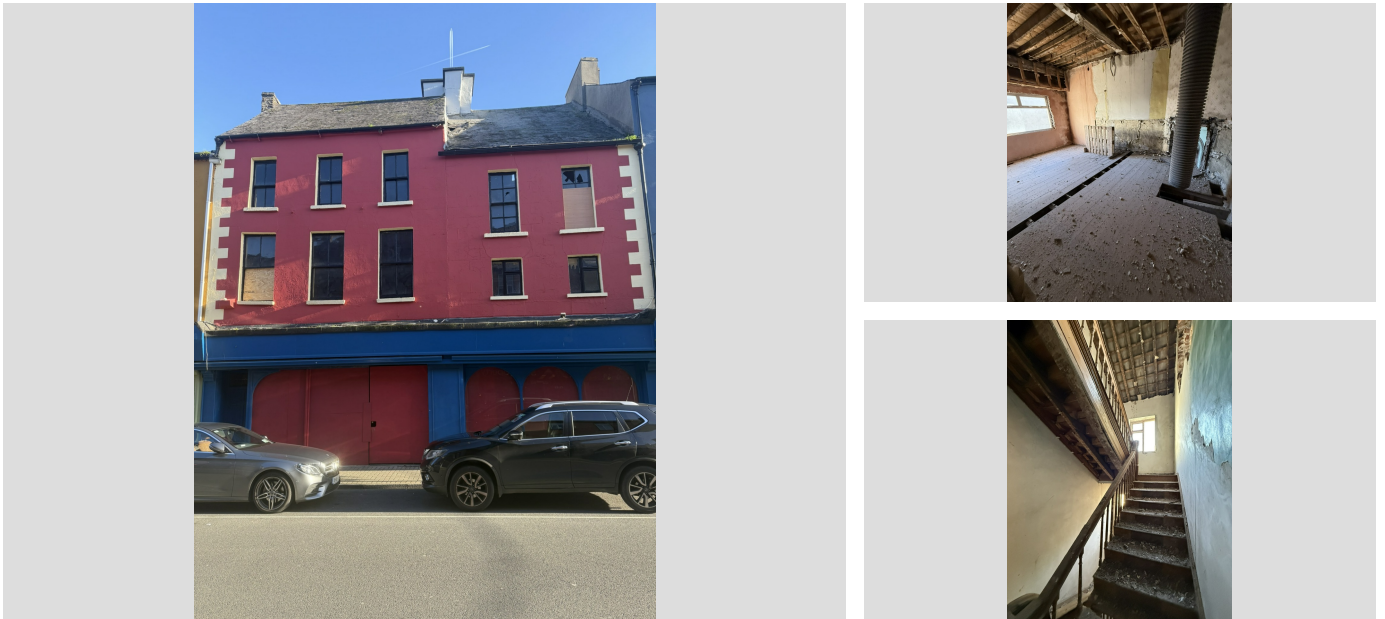


## **5-6 Dublin Street, Carlow**

### **Starting Bid: €340,000.00**



For sale by Clement Herron Real Estate 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://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Commercial Property for Sale – Fully Approved for 6/7 Apartments

A superb investment opportunity in the heart of Carlow town, this commercial property comes with full planning exemption for six or seven residential units. The development mix is ideally balanced between studio units and spacious two-bedroom apartments, appealing to a wide range of occupants.

#### Unit Breakdown

##### Ground Floor

Studio Unit No. 1: 420 sq. ft.

Studio Unit No. 2: 431 sq. ft.

2-Bed Apartment No. 1: 829 sq. ft.

##### First Floor

Studio Unit No. 3: 290 sq. ft.  
2-Bed Apartment No. 2: 733 sq. ft.

#### Second Floor

Studio Unit No. 4: 290 sq. ft.  
2-Bed Apartment No. 3: 733 sq. ft.

#### Key Features

Full planning exemption in place for immediate commencement.  
Located on Dublin Street, one of Carlow's most central and sought-after areas  
On-street parking available  
Adjacent to the Royal Multistorey Car Park, providing excellent additional parking options  
Natural gas connection available  
Strong rental demand in the area, offering excellent investment potential  
This property represents a rare opportunity to acquire a ready-to-develop multi-unit residential project in a prime town centre location.

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

<http://www.iamsold.ie/properties/a4e6e2b27ce743a2b65da68a73ff14af/auction-pack>

TO VIEW OR MAKE A BID Contact Clement Herron Real Estate 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. 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.

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