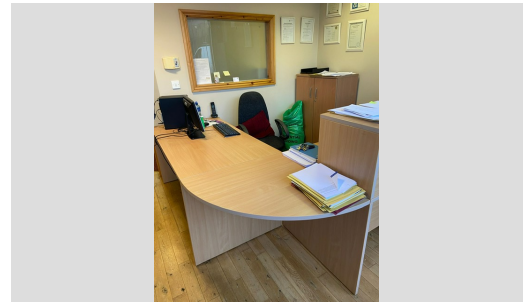
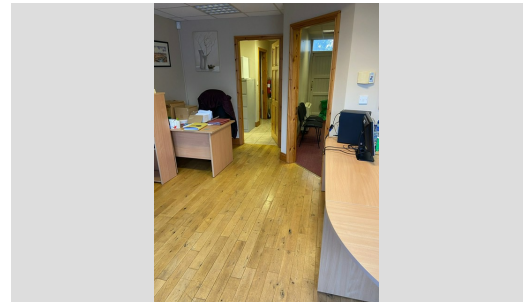


Carroll Auctioneers
Lord Edward Street Kilmallock
Co. Limerick
t: 063 31111

email: info@carrollauctioneers.com

c.14% + Rental Yield, 2 Kilmallock Retail Park, Kilmallock

Starting Bid: €45,000.00



For sale by Carroll Auctioneers via the [iamsold](https://www.iamsold.ie) 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.

We are delighted to welcome to the market this bright and well-appointed 400 sq ft office unit located in a busy and easily accessible retail park, with ample parking close by for both staff and clients.

This versatile unit is ideal for a variety of business types and comes ready for immediate occupation. The layout includes:

- A welcoming main reception area
 - A private office space for focused work or meetings
 - A convenient kitchenette
 - A toilet facility
- BER C2 / BER No. 801080326

Finished to a good standard throughout, the space offers a comfortable and practical

working environment in a high-visibility commercial location.

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

<http://www.iamsold.ie/properties/b48588b63f0c4886ac96a59f71875987/auction-pack>

TO VIEW OR MAKE A BID Contact Carroll Auctioneers 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.