Edel Rolston Auctioneers
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Investment yield 11%, Ardabrone Stores, Drumard

Starting Bid: €180,000.00







For sale by Edel Rolston Auctioneers 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.

Prime Investment & Development Opportunity: Ardabrone Stores & Residential Site in Dromard, Co. Sligo – On the Wild Atlantic Way.

A rare and versatile commercial and residential opportunity situated in the heart of West Sligo. Ardabrone Stores is a landmark property that offers immediate rental income through the currently leased shop, extensive functional outbuildings, and the unique potential to build a substantial private residence on-site.

1. The Commercial Premises
The property features a well-established retail unit currently leased to a thriving XL-branded convenience store.

Ready for the Future: The building has been recently rewired, ensuring modern safety standards and reducing future capital expenditure.

Internal Layout: The shop includes a large shop floor, dedicated private office and internal stock storage, ideal for efficient management.
Strategic Location: Situated directly on the Wild Atlantic Way, the shop benefits from a large local custom for groceries, hardware, animal feed and fuel as well as a high-volume seasonal tourist trade and is a primary stop-off point for visitors to the nearby Dunmoran Strand and the iconic Beach Bar.

2. Extensive Outbuildings & Infrastructure
Beyond the retail space, the property offers a substantial footprint of functional buildings, providing massive potential for expansion or storage:
Large Meal Store: Suited for agricultural or bulk retail storage.

General Purpose Stores: Multiple outbuildings offering flexibility for various commercial uses.
The Forecourt: Essential roadside infrastructure serving the local Dromard community.

BER D1 / BER No. 800500274
Floor Area 410m2

3. Residential Development Potential
A standout feature of this sale is the Full Planning Permission for a large, two-storey detached residence located on the site, adjacent to the shop.

The Vision: This offers a unique "live-work" opportunity. A future owner could choose to build their dream home and, upon the expiration of the current lease, take over the operation of the store to live and work on-site.

Investment Highlights
Immediate Income: Sold with the benefit of an established sitting tenant (Business unaffected).

Lifestyle Location: Moments from the coast in a scenic, highly-regarded residential area.
Future Proofed: Between the recent rewiring and the residential planning, the heavy lifting has already been done.

This is a "legacy property" that offers much more than a simple investment yield. Whether you are a pure investor or someone looking to secure a future home and business on the Sligo coast, Ardabrone Stores is a blue-chip opportunity.

To access the legal pack, please copy and paste the link below
http://www.iamsold.ie/properties/caa7d6adc8a6443aa632c26d014524c4/auction-pack

TO VIEW OR MAKE A BID Contact Edel Rolston 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

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