

Property Partners Gill & Glynn
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3 X Residential properties, Shop & Former Bar, Hollymount

Starting Bid: €265,000.00



For sale by Property Partners Gill & Glynn via the [iamsold](https://www.iam-sold.com) 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.iam-sold.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are pleased to bring to market this unique property located in the quaint village of Hollymount, Co Mayo.

This property offers the perfect combination of commercial and residential space, making it an ideal investment for those looking to tap into the potential of this up-and-coming area.

This property presents an excellent opportunity for investors or those seeking a live-work arrangement.

HOLLYMOUNT STORE - EIRCODE F12EP60

Corrigans: The commercial store boasts a prime location in Hollymount. This commercial space extending to 231sqm is the perfect opportunity for entrepreneurs looking to start or expand their business ventures. The store also features a store which was once a bar and

upstairs with its own entrance there is a lounge and diner providing ample space for various commercial uses or indeed a three bedroom apartment. With a generous area of 230m², there are endless possibilities to make this space work for whichever use you require. BER D2 / BER No. 800927774

The 3-Bedroom Apartment is situated above the store and offers a fantastic opportunity for future tenants or additional income. The apartment currently requires refurbishment, giving you the chance to put your personal touch on the space. It features three bedrooms, a statement fireplace in the living area, and one bathroom, providing comfortable living quarters with a total area of 132m². BER G / BER No. 116600958

HOUSE 1- EIRCODE F12K285

This three-storey property boasts a feature natural stone façade together with rear garden. The accommodation includes five generous bedrooms and extends to c. 147 sq.m. (1,582 sq. ft.).

The ground floor consists of a hallway leading to a kitchen /diner, which leads to a back hall, utility area, and living room. The first floor comprises three bedrooms and a bathroom, while the second floor offers two further bedrooms and a bathroom. With a total area of 147m², there is plenty of room for family and friends to enjoy. BER G / BER No. 116600958

HOUSE 2- EIRCODE F12X599

This two-storey property boasts a feature natural stone façade together with a rear garden. The accommodation includes two bedrooms and extends to c. 94 sq.m. (1,012 sq. ft.).

The ground floor comprises a kitchen/dining room, providing a functional space for cooking, dining, and entertaining. The sitting room offers a cozy area to relax and unwind. On the first floor, you will find two bedrooms, and a bathroom. BER G / BER No. 800927790

The exterior of the house showcases a charming natural stone façade, adding character and a sense of history to the property. Although in need of refurbishment, this house presents an ideal blank canvas for those with a vision for renovation and design.

LOCATION

Nestled in the quaint village of Hollymount, this property enjoys a unique location with a close-knit community feel. Residents can enjoy the peace and tranquillity of rural living while still being within easy reach of essential amenities.

The bustling towns of Ballinrobe, Claremorris, Castlebar, and Tuam are all within easy reach, with a short drive of 10 to 25 minutes. These towns offer a range of amenities including shops, restaurants, schools, and leisure facilities, catering to all your needs. Additionally, the vibrant city of Galway can be reached in just 50 minutes, offering a wealth of cultural experiences, entertainment, and shopping opportunities.

Features

Existing shop with 3 bed apartment upstairs

2 bed Terraced house

5 bed terraced house

Eligible for up to €70 000 Vacant Property Grant for the upstairs apartment

Village Location

Overall Floor Area: 472 m²

What is the Vacant Property Refurbishment Grant?

Property may be eligible for Vacant Property Refurbishment Grant.

The Vacant Property Refurbishment Grant provides funding so you can refurbish vacant and derelict homes. It can also be used to renovate vacant and derelict properties that have not been used as residential properties before. This only applies if these non-residential properties were previously used for commercial or public use and now have the correct planning permission.

You can get a grant of up to €50,000 to renovate a vacant property and up to €70,000, if the property is derelict.

The Vacant Property Refurbishment Grant is funded by the Department of Housing, Local Government and Heritage through the Croí Cónaithe (Towns) Fund and you apply to your local authority.

TO VIEW OR MAKE A BID Contact Property Partners Gill & Glynn 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.