

**Gordon Hughes Estate Agents**  
**Main Street**  
**Ballinamore**  
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## **Main Street, Ballinamore**

### **Starting Bid: €165,000.00**



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

We are delighted to bring to market this commercial/residential property, situated in a prominent position on the main street beside all shops/services & offers endless development potential for any purchaser whether it be an owner occupier or investment opportunity.

Total floor area 200 s.m approx. of which 87 s.m currently in use as retail space on ground floor with office space on part of 1st floor and Art Gallery located on remainder of 1st and all of 2nd floor.

Top 2 floors previously contained living accommodation and can be readily restored to accommodation if desired for living space or rental accommodation with independent access at the rear.

With separate side access to rear the property also boasts the possibility of purchasing an

additional garden area to the rear (375 s.m approx.) with 2 outbuildings (attractive cut stone shed (23 s.m) and two storey storage shed (70 s.m), which would offer further development opportunity (Additional costs will apply).

Accommodation comprises;

Open plan ground floor unit (presently used by florist), No.3 rooms at 1st floor level (presently used for art gallery/office) & an additional 3 rooms at second floor level (suitable for accommodation/office space). Also option on Good Will and remaining stock for existing garden centre and florists business.

Accommodation

Open plan ground floor unit (presently used by florist).

No.3 rooms at 1st floor level (presently used for art gallery/office).

additional 3 rooms at second floor level (suitable for accommodation/office space).

BER D1 / BER No. 800922205

Floor Area: 231 m2

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[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 firms 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](http://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.