

Martin McGowan Properties
Drumboe Ave
Ballybofey
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Main Street, Ballybofey

Starting Bid: €135,000.00



For sale by Martin McGowan Properties 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 iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Apartment has since been renovated hence the slight rent increase. Ground Floor tenant not affected. We have been favored with instructions to sell this prominent building, occupying a high profile space on Ballybofey's Main Street, with high volume of passing pedestrian and vehicular traffic and significant Main Street frontage. The subject property boasts a Casino on the ground floor with the current tenant in on a short-medium term lease.

On the first and second floor is a 2 bed apartment with tenant also, this apartment enjoys independent access from the rear of the property and entry can be gained from Navenny Street.

Local occupiers include Bank of Ireland, A.I.B., Cheer's Bar, Villa Rose Hotel, Hatter Coffee House etc.

Accommodation is as follows.

Retail Unit.

Main Area 8.25 x 3.28m

Lobby to rear 2.784 x 2.492m

W.C. 2.069 x 0.835m

Apartment G.F.

Entrance Hallway 4.39 x 0.816m

Utility Room 2.11 x 0.916m F.F.

Bathroom 2.86 x 2.57m

Storage area off bathroom 3.25 x 1.79m

Kitchen / Dining Area 4.02 x 3.9m High and low level units, low level electric oven, 4 ring electric hob, s/s sink, cushion flooring, hot press within quoted measurements.

Living Room 4.26* x 3.66m

S.F. Bedroom 1 Rear Aspect 4.33 x 2.74 Built in storage.

Bedroom 2 Front Aspect 3.68 x 3.4m Built in Storage. Hallway with trap door over to access attic space.

Approx. Rent on GF €8,400 per annum, rent on 1st Floor €9,600 per annum Total Rent c. €18,000 p.a.

Size: 1,100 sq. feet

To view or make a bid contact Martin McGowan Properties or [iamsold](http://iamsold.ie), 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,

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