

James Kilcoyne Ltd.
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Ballaghaderreen
Roscommon
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Tooreen, Ballyhaunis

Starting Bid: €42,500.00



Open Viewing: Friday June 25th from 3pm to 4pm

****open viewing: Please call auctioneer to confirm time slot / Agent must be notified prior to viewing the property to comply with Covid19 regulations****

James Kilcoyne Ltd in partnership with The Connacht Property Auction

Offered at bids over €42,500

We welcome to the market this commercial unit, which was previously traded as a pub, well situated at Tooreen, Co. Mayo.

Comprising briefly: Large Open plan area, ladies & gents toilets.

****Please note that this property is to be sold without a license**

Many features include state of the art air filtration system with the 12 air changes for 1 hour, Water filtration system with UV light, OFCH, new tarmac & footpaths with wheelchair accessibility & large car park to the rear of the property.

Sale includes single storey store & large back garden. This property offers huge potential to any enthusiastic person to own their own business with their own vision to further expand.

Total Floor Space: 153 (m2)
BER D1 / BER No. 800692725

TO VIEW OR MAKE A BID - Please contact James Kilcoyne Ltd. on 094 986 0039 or www.connachtpropertyauction.ie, 01 687 5040.

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. The buyer will be granted 28 days from the date of exchange to complete the purchase. 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. IAM Sold 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.