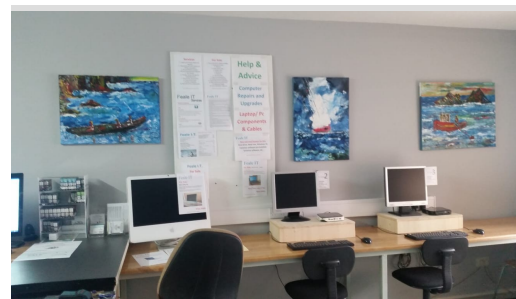
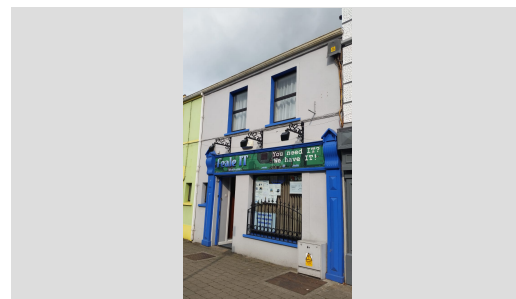
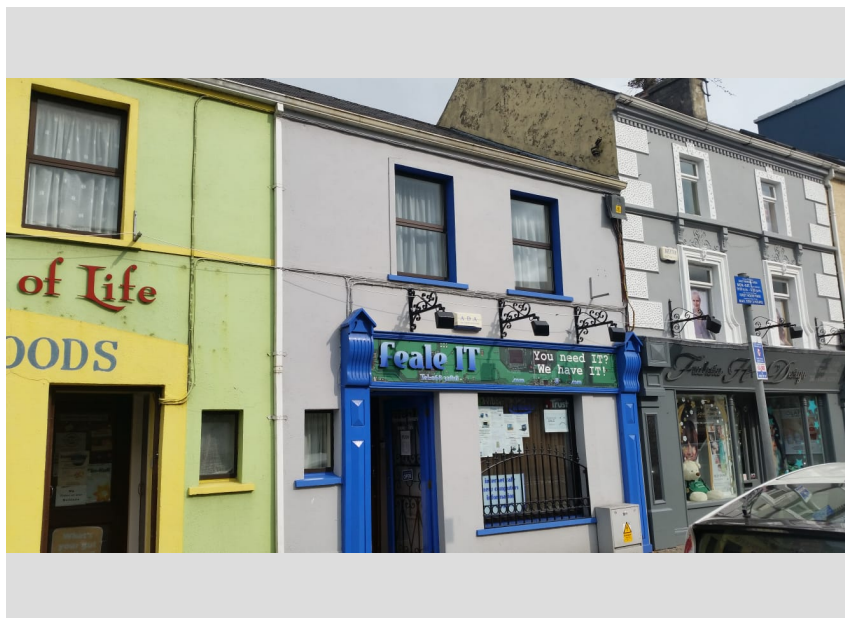


2 Main Street, Abbeyfeale
Starting Bid: €55,000.00



DNG Declan Woulfe in partnership with The Munster Property Auction

Offered at bids over €55,000

We are delighted to bring this fine commercial/residential property to the market.

Comprising of a 2 storey mid terrace commercial premises having an IT Shop/Internet Café currently on the ground floor and a residential flat on the first floor.

Ground floor Acc; Retail area, Store room & Wc approx. 75 sq m (807 sq m).

First floor Acc: Open plan Kitchen/dining/Living, Bedroom and a shower room - 41 sq.m. (440 sq.ft.)

Features:

The property will be sold with vacant possession

Cat 5 Cabling on ground floor

Storage

High footfall

Central Location

Mains Services

Electric Storage Heating

Commercial BER Details

BER: B3 / BER No. 800652083

Residential BER Details

BER: F / BER No. 111353983

Ground floor - approx. 75 sq.m. (807 sq.ft.)

First floor - approx. 41sq.m. (440 sq.ft.)

TO VIEW OR MAKE A BID Contact DNG Declan Woulfe on 068 32141 or visit: www.munsterpropertyauction.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. 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.

Ground Floor

Retail Area;
7.353 X 3.917

Storage Area;
9.27 X 4.354

Wc;
1.657 X 0.841

1st Floor

kitchen/dining/living:
4.986 X 3.611
(Fitted Kitchen, Carpet Floor, Storage heater, light fittings)

Bedroom 1:
3.625 X 2.950
(Carpet Floor, Light Fittings)

Shower Room:
1.866 X 1.779
(Pump Shower, Wc, Whb, Lino Floor, Light Fittings)