OM2
26, Main Street
Macroom
Cork
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Clancy's Fresh Fish, 65 Main Street, Macroom

Starting Bid: €126,000.00







For sale by OM2 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to present for sale, 65, Main Street, Macroom, Co. Cork. The premises is currently mixed use, and is being used as a retail unit, specifically a Fish Shop, with living area overhead.

There is generous storage space to the rear of the retail unit, which leads to a small enclosed rear yard.

The premises is suitable for many uses and is perfectly located on the Main Street of Macroom town, with generous foot fall, and visibility to anybody driving through the town.

The property has been lovingly restored by its current owner from a derelict building into what you see today and will provide its new owner an opportunity run a business in Macroom Town, or indeed one may wish to convert the entire building into a residence as there is excellent potential here for a 3 or 4 bed house.

Macroom itself is currently enjoying a renaissance in local trading with the population rapidly expanding and of course the benefit of the soon to be opened by pass, which will encourage more people to park and shop in the town centre for example, just look at Ballincollig and Midleton.

This link from google maps allows you to virtually step inside the premises. Just copy into your browser address bar;

https://www.google.com/maps/@51.9046841,-8.9574063,3a,75y,91.54h,83.08t/data=!3m8!1e1!3m6!1sAF1QipPuNlnwi3eGRtU1yHltVjJy1Ld0CjX9IrMYeQmO!2e10!3e11!6shttps:%2F%2Flh5.google
h240-k-no-pi-20-ya129.8755-ro-0-fo100!7i13312!8i6656

Features:
Mixed use retail and residential building
Fabulous opportunity at a reasonable and affordable price
Lovingly restored by current owner from a derelict building into what you see today
Fully wired fire alarm system.
Wired smoke alarms.
Wired carbon monoxide alarms.
Electric heating.
Overall Floor Area: 100 m²
BER D2 / BER No: 800798860
Energy Performance Indicator: 645.19 kWh/m2/yr

TO VIEW OR MAKE A BID Contact OM2 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

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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.

RETAIL SECTION

Shop:
3.79m x 6.25m
Shop area with display shelving and filleting table; Resin floor

REAR SECTION BEHIND SHOP:
4.6m x 4.2m
Currently this area has large walk in fridges, and also houses a smoker; resin floor.

Rear Yard:
3.9m x 3.9m

FIRST FLOOR:

Kitchen/Living:
3.72 x 3.4m
Resin floor and stainless steel food preparation area.

Bathroom:
1.5m x 2m
W.C., wash hand basin, stand in electric shower.

Utility Room:
1.5m x 2.1m

SECOND FLOOR:

Bedroom:
4.6m x 3.7m
Timber flooring; 1 window to rear; built in retractable 5 foot bed.

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