

Gordon Hughes Estate Agents  
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## High Street, Ballinamore, Co. Leitrim

Starting Bid: €99,000.00



Offered at bids over €99,000.

This property is for sale in partnership with Gordon Hughes Estate Agents

This 10-bedroom property (formerly used as a Bed & Breakfast) is located in a prominent position in the town of Ballinamore. Comprising approximately 280 sq.m. of living space it is in excellent order throughout & is suited for either residential or commercial use with substantial street frontage & separate garage area.

Accommodation comprises; Hallway, Living room, Sitting room, Kitchen, Utility area, Dining room (seating for 25 persons), Ladies/Gents Bathrooms, 10 bedrooms (all en-suite) with adjoining garage. Some of the many features include; Excellent development/business potential, Prominent High Street location beside hotel, option to purchase fully furnished.

#### Features:

- Solid fuel/Oil & Gas heating
- Separate Detached Garage (Electric roller shutter doors)
- Dining area Seating for approx 25 people
- Business Potential for a B&B or retail/office space
- Prominent Position along the High Street

TO VIEW OR MAKE A BID contact Gordon Hughes Estate Agents on 071 964 5555 or visit [www.connachtpropertyauction.ie](http://www.connachtpropertyauction.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, which is operated by The Connacht Property Auction powered by IAM Sold.

## 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.