

Sheehy Meares Real Estate
Head Office Stone Court
The Square
Roscommon
F42 KV80
t: 086 140 9158
email: cathal@sheehymeares.ie

Fergus Row (Abbey Car Park), Ennis

Starting Bid: €145,000.00



For sale by Sheehy Meares Real Estate 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.

An excellent opportunity to acquire a centrally located commercial property in the heart of Ennis town, offering significant potential for redevelopment and investment.

Extending to approximately 104 sq.m., the property comprises a ground floor entrance with access to upper floors, including a first floor and a third floor. The upper levels require renovation and modernisation, presenting an ideal project for investors or owner-occupiers seeking to create a bespoke commercial or mixed-use space.

The entire building has been vacant for over two years and would benefit from comprehensive refurbishment throughout. However, its prime town centre location on Fergus Row ensures strong potential for future value and a variety of uses, subject to the necessary planning permissions.

Features

Prime town centre location on Fergus Row, Ennis
Commercial building extending to approx. 104 sq.m.
Vacant property for over 2 years
Excellent redevelopment and investment potential
BER G / BER No. 800894974
Useful Floor Area 104 m2

TO VIEW OR MAKE A BID Contact Sheehy Meares Real Estate or [iamsold](http://iamsold.com), 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, 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. [iamsold](http://iamsold.com) 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.