Team Lorraine Mulligan of REMAX Results
RE/MAX Results 1A Village Court
Esker Hills
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3 x Apts plus Commercial Unit, Alymer Court, Kilmeague

Starting Bid: €450,000.00

For sale by Team Lorraine Mulligan of REMAX Results 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.

KEY FEATURES:
Prime commercial building
Well recognised landmark in Kilmeague, Co. Kildare
Property enjoys tremendous footfall
A booming commercial property with lots of potential
Highly sought after rental accommodation in a central and pivotal location.

We are delighted to welcome this prime opportunity to acquire a superb investment property comprising of a ground floor busy retail unit, 2 top floor x 2 bed apartments and 1 ground floor apartment with parking. This famous landmark and high-profile commercial building is located in a prime and busy location. This impressive building enjoys a pivotal location right in the heart of the bustling village of Kilmeague and is close to major towns like Newbridge, Naas, Sallins, Kill, Saggart, Tallaght and enjoys easy access to the M7 and

M50 motorways.

This property runs as a very successful, busy and high-profile shop (tenant not affected) and apartment units. These units have always enjoyed constant demand whenever these units became available to rent again. This commercial unit would be perfect for the discerning buyer who wishes to invest in a prime piece of real estate with a very attractive investment yield, rather than leave their hard-earned money in the uncertainty of a bank vault earning little or no interest.

The Property is 15minutes from Naas & Newbridge, & 30 minutes City West, Tallaght, Clondalkin all within reasonable reach for work shopping.

SHOP UNIT
BER RATING: C3 SHOP UNIT

BER NUMBER: 801147778

SIZE: C. 75.5 SQM

Commercial rates €1600 per Annum.

GROUND FLOOR APARTMENT APT. 1
GROUND FLOOR APARTMENT APT. 1 CROFT COURT, KILMEAGUE, CO. KILDARE. W91 F596

BER RATING: D

BER NUMBER: 119445336

SIZE: C. 42SQM

TOP FLOOR APARTMENT APT. 2
TOP FLOOR APARTMENT APT. 2 CROFT COURT, KILMEAGUE, CO. KILDARE. W91 NX21.

BER RATING: C

BER NUMBER: 119447530

SIZE: C. 61.9 SQM

TOP FLOOR APARTMENT APT. 3
TOP FLOOR APARTMENT APT. 3 CROFT COURT, KILMEAGUE, CO. KILDARE. W91 X320

BER RATING: F

BER NUMBER: 119446763

SIZE: C. 62 SQM

TOTAL SQUARE FOOTAGE OF BLOCK: 256.6SQM

SERVICES: Mains water and mains sewerage

HEATING SYSTEM: Electric storage heating

YEAR BUILT: 2000 approx

MARKET RENT POTENTIAL:
1 bed - €950pm- €11,400
2 bed - €1,400 pm- €16,800
2 bed - €1,400 pm- €16,800
Shop- €900pm- €10,800
Total can be achieved - €55,800

Tthe return for investors is up to 10%.

COMMERCIAL RATES: €1,600

CAR PARKING SPACES: 3

LEGAL PACK: Full legal pack with relevant documentation available

TO VIEW OR MAKE A BID contact Team Lorraine Mulligan of REMAX 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

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 firms 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 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.