

**Sean O'Boyle Auctioneers & Valuers Ltd.**  
**Main Street**  
**Manorhamilton**  
**Leitrim**  
**t: 071 985 6886**  
**email: info@oboyleproperty.ie**

## **Restaurant opportunity, The Mall, Ballyshannon**

### **Starting Bid: €180,000.00**



For sale by Sean O'Boyle Auctioneers Ltd. 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](http://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This fine commercial property is located close to the heart of Ballyshannon. Situated on the most popular Mall area which leads down to the Estuary a most sought after area.

Accommodation comprises of;

an Open plan former Restaurant, Bar area (capacity of the restaurant is close to 80 people seating). Toilets ladies and gents plus an accessible toilet. Kitchen area with a store underneath, side access also in place.

Other Features:

Street parking

Ideal location offering an easy to start up business

Annual Special restaurant licence recently in place

Well laid out unit which was finished to a high standard when trading

Good street presence with large glazed facade

Electricity - Mains  
Water - Mains  
Sewerage - Mains  
Heating - Electric  
BER B3 / BER No. 801058223  
Floor Area 277 (m2)

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/b346cf0cd9bf4c77a278709ff8619054/auction-pack>

TO VIEW OR MAKE A BID Contact Sean O'Boyle Auctioneers Ltd or iamsold, [www.iamsold.ie](http://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 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.