Rowan Fitzgerald Auctioneers
Unit 1
Belfield House
Ennis Road
Limerick
t: 061 279423
email: info@rfauctioneers.ie

Main Street, Sixmilebridge

Starting Bid: €175,000.00







For sale by Rowan Fitzgerald Auctioneers 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 this high-potential, mixed-use town centre property to the market. Located prominently on Main Street, Sixmilebridge in Co. Clare.

This versatile building offers an exceptional investment opportunity for developers, business owners, or owner-occupiers looking for a vibrant live-work space.

The property is offered with full vacant possession.

Residential Accommodation:
The residential portion consists of a spacious, self-contained two-storey dwelling.

 Layout: Generous living accommodation alongside 3 bedrooms.
 Potential: The living spaces require full refurbishment, offering a blank canvas for the new owner to modernise and add substantial value.

 Grants: Due to its vacant status and refurbishment needs, this property may qualify for significant government funding, including the Vacant Property Refurbishment Grant.

Commercial Unit
Positioned on the ground floor with direct frontage onto the bustling Main Street.

 Size: Approximately 43 square metres.
 Layout: Predominantly open-plan design, maximizing usable space.
 Features: Large window display overlooking the main thoroughfare, ensuring excellent footfall and visibility.
 Versatility: Perfectly suited for a wide variety of commercial uses.

Location & Connectivity:
Sixmilebridge is a thriving, strategic village in South County Clare, nestled comfortably within the expanding Limerick-Shannon Metropolitan Area. The location strikes a perfect balance between charming village life and exceptional regional connectivity:

 Commuting: Positioned directly between the employment hubs of Limerick City and Ennis.
 Public Transport: Benefits from its own active railway station, providing direct links to Limerick, Ennis, and Galway.
 International Access: Located just a 15-minute drive from Shannon International Airport.

Retail Unit BER: C3
Residential Unit BER: F

To arrange a viewing of this property please call Limerick Auctioneers Rowan Fitzgerald on 061 279423 or contact 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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