

FOR SALE

“Beckett’s Cottage & Bakery”

Ballygar Town

Co. Galway F42 XC67

PRICE REGION: OFFERS EXCESS €85,000

Property Reference: N2133



Prime commercial/ residential property comprising offices to front and former bakery to rear. The main building has a gross floor area of c. 500 sq. ft and is currently used as offices with previous uses as cafe/restaurant and residence. The outbuilding is a former bakery (c. 530 sq. ft) and has huge potential for development. Located just off the town centre and across from Colaiste Mhuire Secondary School, this overall premises holds huge potential due size and location.

The auctioneer invites enquiries for immediate sale.

For further details and to arrange a viewing contact the office on 090-6663700

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon F42 TW70
Office Tel: 09066 63700 E-mail: info@connaughtonauctioneers.ie

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Reception/ Front Office</i>	<i>15' x 11'6"</i>	<i>Door to front, tiled floor, fitted kitchen units, fitted L-shaped counter, feature high wooden ceiling</i>
<i>Main Office</i>	<i>15' x 10'6"</i>	<i>Wooden floor, bay window to side, feature high ceiling</i>
<i>Back Hallway</i>	<i>7' x 5'</i>	<i>Tiled floor</i>
<i>Toilet</i>	<i>5'9" x 3'8"</i>	<i>Tiled floor</i>
<i>Storeroom</i>	<i>11'6" x 10'</i>	<i>Fitted wardrobe</i>
<i>The Bakery</i>	<i>38'6" x 13'10"</i>	<i>Door to front, huge potential for development site</i>

OTHER FEATURES

- ***Large enclosed yard to rear***
- ***Located across from St. Marys Secondary School***
- ***High potential for commercial or residential***

INTERNAL



INTERNAL



YARD TO REAR



THE BAKERY



REAR VIEW



FRONT OF PROPERTY



MAP OF PROPERTY

