

Watters Property Sales
Unit 55, Enniskillen Business Centre
21 Lackaghboy Road
Enniskillen
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Commercial Premises, Main Street, Newtownbutler

Starting Bid: £69,950.00



For sale by Watters Property Sales via the [iamsold](https://www.iamsold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://www.iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Commercial premises for sale with Main Street frontage in Newtownbutler.

The ground floor comprises of the main shop floor with street access that offers active frontage for any business wishing to locate to the premises.

Dimensions:

Main shop floor – 31`7` x 11`2`

Prep room – 13`9` x 10`8`

Store – 18`8` x 10`4`

Loft/Storage – 14`7` x 10`4`

Upstairs, discover added convenience with a WC and a sizable storage area, perfect for streamlining operations.

Whether you're an aspiring entrepreneur looking to establish your presence in a local community or an investor seeking a lucrative addition to your portfolio, this property offers endless possibilities.

Dimensions:

Room 1 - 9'2" x 3'7"

Room 2 - 9'2" x 7'6"

Room 3 - 10'9" x 4'1"

Room 4 - 7'7" x 5'6"

Room 5 - 11'9" x 11'2"

There is opportunity for the premises to be redeveloped into a residential building, subject to the necessary planning requirements.

Features

- Commercial premises with Main Street frontage for sale
- Previously operated as a Butchers Shop
- First floor offering a WC and large store room
- Private entrance to the rear
- Walk-in chiller
- Three phase & single phase electric
- Electric roller door to the front
- Excellent investment potential
- Rates circa 1000 per year

Starting Bid and Reserve Price

*Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Unconditional Method of Auction, which is powered by IAM Sold.

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check

the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Energy Performance Certificate (EPCs)

Energy Performance Certificates (EPCs) give information on how to make your home more energy efficient and reduce your energy costs. All homes bought, sold or rented require an EPC. EPCs carry ratings that compare the current energy efficiency and estimated costs of energy use with potential figures that your home could achieve. Potential figures are calculated by estimating what the energy efficiency and energy costs could be if energy saving measures were put in place. The rating measures the energy efficiency of your home using a grade from 'A' to 'G'. An 'A' rating is the most efficient, while 'G' is the least efficient. The average efficiency grade to date is 'D'. All homes are measured using the same calculations, so you can compare the energy efficiency of different properties.

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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. IAM Sold 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.

Retail Unit

Main shop floor
31'7" x 11'2"

Prep room
13'9" x 10'8"

Store
18'8" x 10'4"

Loft/Storage
14'7" x 10'4"

First Floor Flat

Entrance hall
9'2" x 3'7"

Bedroom
9'2" x 7'6"

Kitchen
10'9" x 4'1"

Bathroom
7'7" x 5'6"

Living room
11'9" x 11'2"

