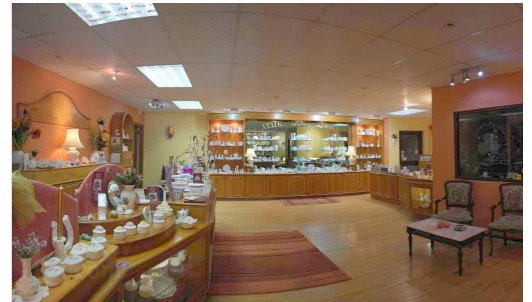


Keown Auctioneers
Cloghore
Ballyshannon
Donegal
t: 048 6865 8814
email: info@keownauctioneers.com

Cloghore, Ballyshannon

Starting Bid: €185,000.00



For sale by Keown Auctioneers 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 [iamsold.ie](https://www.iamsold.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to offer to market this landmark building which was previously trading as Celtic Weave China. This purpose built facility successfully traded for many years as a fine china producer with an extensive worldwide clientele.

The circa 9000 plus sq ft premises offers spacious working areas extending over two floors with piped air, three phase electricity, gas central heating and good facilities throughout.

Externally there is generous car parking facilities with rear access for delivery vehicles.

It has a fantastic roadside location with excellent exposure onto the national N3 primary route circa: one mile from the Fermanagh Border.

The possibilities are endless with this premises as the prime position and size lends it to many business ventures.

BER E2 / BER No. 800700734

TO VIEW OR MAKE A BID Contact Keown Auctioneers 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 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.