

**Campbells Auctioneers**  
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**Co. Donegal**  
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## **The Cope, Burtonport**

### **Starting Bid: €165,000.00**



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

This commercial property in Burtonport, County Donegal is a fantastic investment opportunity for those looking to establish a business in a bustling fishing village popular with tourists and leisure craft. The property boasts a newly installed Protan insulated Pvc Roof and flashings, which comes with a 20-year warranty from 2024, ensuring that the building is well-protected from the elements for years to come.

Additionally, the property benefits from newly installed Commercial shop-line aluminium double glazed windows and doors, providing ample natural light and a modern aesthetic.

The internal floor area of the property is approximately 350m<sup>2</sup>, providing ample space for a variety of business ventures. While the property requires a complete internal fit-out, it has the option of being used as two separate units if the purchaser decides to split it, as two sets of doors have been installed, along with a highly sought-after loading bay.

Burtonport Village has undergone regeneration in recent years, with further development to come, making it an exciting time to invest in the area. The village is a bustling fishing village popular with tourists and leisure craft, offering a range of activities and attractions for visitors to enjoy.

Visitors to Burtonport can take a stroll along the picturesque harbour, where they can take a boat trip to nearby islands such as Arranmore. The village is also home to a number of traditional pubs and restaurants, serving up delicious local cuisine and live music.

Overall, this commercial property in Burtonport, County Donegal is an excellent investment opportunity for those looking to establish a business in a thriving village with plenty of potential for growth and development. With its newly installed roof and windows, ample space, and sought-after loading bay, this property is sure to attract a range of interested buyers.

BER D1 / BER No. 800817033  
Useful Floor Area: 332 m2

TO VIEW OR MAKE A BID Contact Campbells Auctioneers or [iamsold](http://iamsold.com), [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

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