

James Kilcoyne Ltd.
Main Street
Friarhill
Ballaghaderreen
F45VE00
t: (094) 986 0039
email: info@jameskilcoyne.com

Former Lough Gara Hotel, Ballaghaderreen

Starting Bid: €210,000.00



For sale by James Kilcoyne Ltd. 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://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to bring to the market this well-located former hotel "Lough Gara Hotel" situated at Main Street, Ballaghaderreen, Co. Roscommon.

The property, which is now derelict, offers excellent potential for development (Subject to Planning)

A brief lay out of the hotel is as follows:

Ground Floor - Reception area, bar, function room with its own bar, dining room, kitchen and ladies and gents' toilets.

First Floor - 12 bedrooms, a store room, 4 bathrooms, 1 shower room and a WC.

Subject to planning, this is a superb opportunity for an investor to come along and repurpose this site and create a small complex of apartments or indeed stay with the

commercial route as the property could host a fine range of commercial uses or bring it back to it's former glory as a hotel located in the centre of the town.

Behind the former hotel, there is a large area which houses a derelict abattoir/factory. Again for the right buyer, this offers excellent potential for further development or to use as car parking space if one were to utilise the existing derelict hotel for accommodation purposes. Please note this property is unlicensed.

This property offers Huge Potential.

Features

Potential for development for residential / commercial purposes.

Great location - centre of town.

Former hotel (with bar and function room area).

Potential car parking to the rear.

Derelict factory behind the hotel.

BER: Exempt

TO VIEW OR MAKE A BID Contact James Kilcoyne Ltd. or [iamsold](http://iamsold.com), 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 firms 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. [iamsold](http://iamsold.com) 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.