



**For Sale by Public Auction  
(unless previously sold)**



## UNIT 9 CLEVERAGH BUSINESS PARK, SLIGO

Office space close to Sligo town centre. Wonderful opportunity for an investor or owner occupier. Both floors are sub divided into offices & the property is currently vacant.

### Auction Details

Friday 5th May 2017 at 3pm  
Glasshouse Hotel,  
Swan Point, Sligo

Guide Price: € 120,000  
(VAT to be confirmed)

For Further Information Contact

Shane Flanagan

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087 2461062

PSL 003530

DOUGLAS NEWMAN GOOD  
**DNG**

**FLANAGAN FORD**

**dngflaniganford.ie**

Tel: 071-9159222

**LOCATION:**

*The property is located in Cleveragh Business Park. This is a short distance from Sligo town centre. Other businesses currently trading from this location include DMAC Media, Ballast Signs, Pearse Road Tyres, Westcare Homecare, etc.*

**DESCRIPTION:**

*Well located office premises measuring circa 500m<sup>2</sup>. The property is currently vacant. This is an excellent opportunity for investors or owner occupiers alike.*

*The property is sub divided into separate offices at both ground floor & first floor.*



Care has been taken in the preparation of these details and in the provision of any general data and information about this property, but it should be noted that any information, written or verbal, provided by DNG Flanagan Ford or their clients is issued for guidance purposes only, is not contractual and does not form part of any legal documentation.

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Directors: Shane Flanagan & Tom Ford VAT No 3381163NH Company Reg. No. 562322 PSPL 003530

## FEATURES:

- Office accommodation over two floors
- Roller shutters on windows & doors at ground floor level
- Staff rooms
- Close to Sligo town centre

**Directions:** From Sligo town going towards Cleveragh, the Cleveragh Business Park is on the right hand side just before the Cleveragh Retail Park (Mothercare, Argos, etc). This is the first scheme on the right hand side.

**Size:** Approx 500sqm – gross internal area

**BER:** C3

**BER No.** 800545758

**Energy Performance Indicator:** 403.93 kWh/m<sup>2</sup>/yr 1.43

**Solicitors Details** – Christine O'Sullivan; Byrne Wallace. 01 6915000

## *Viewing by appointment with agent.*

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