

## 14 Apartments, Ballisodare Town Centre, Ballisodare, Co. Sligo, Ireland,

Residential |

Sold | €1,500,000

Opportunity to purchase 14 newly constructed apartments in Ballisodare Town Centre. The apartments comprise 13 two bedroom apartments & 1 one bed apartment. All the apartments are tenanted.



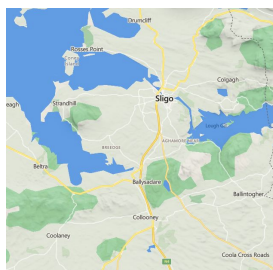
The apartments comprise Fourteen newly constructed apartments consisting of 13 two bedroom units and 1 one bedroom unit. The apartments are spread over three self contained blocks in a modern residential development in Sligo. The apartments are finished to a high standard throughout & have a B energy rating. The units range in size and are over three storeys with ground floor and underground car parking available to the tenants.



### Tenancy

Current rent of €101,510 per annum on a 25-year lease from 21st February 2018. The rent is due for review against the Rental Index in 2026. The lease has no break options and has over 21

years remaining which provides significant comfort. The lease to Co-operative Housing Ireland is supported by Sligo County Council and the Housing Finance Agency which underpins the strength of the covenant. There are CPI linked reviews at every four-year anniversary from the commencement date of the lease.



### Management Fees

The annual management fee of €690 per

apartment is payable each year. Accordingly, €9,660 is to be deducted from the gross rental. This covers all insurances, waste disposal, maintenance etc. The development is maintained to a high standard by the management company with other units in the development selling actively on the private market.

### Location

Ballisodare is a picturesque town just five minutes from Sligo. It is a busy town just off the N4 motorway. Ballisodare continues to thrive with its large indoor leisure centre with swimming complex, gymnasium, etc. The fantastic Supervalu, pharmacy, post office, bars, shops, etc. Not to mention the national and secondary school. The apartments are situated in a well-established housing development known as Ballisodare Town.

### Size:

Sqm

### Garden

### Directions

Entering Ballisodare from Sligo take the left turn at the roundabout, continue for c 50 yards, then turn right into the Ballisodare Town Centre development. The apartments are on the right hand side.