

Reeds Rains Estate Agents & Letting Agents
Reeds Rains
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25-27 Upper Station Road

Starting Bid: £199,950.00



For sale by Reeds Rains Estate Agents & Letting Agents 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 iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Highlights:

- Substantial Detached Dwelling
- Commercial & Residential Potential
- In Need Of Renovation
- Parking Front & Rear
- Close To Local Amenities
- Ideal Investment Opportunity

Occupying a prominent position within a highly desirable and sought after residential location, this substantial detached property presents a rare opportunity for investors and developers alike.

Originally configured as a shop with attached residential accommodation, the property offers generous accommodation throughout and is priced to allow for modernisation,

refurbishment or redevelopment, subject to the necessary approvals.

Benefiting from parking to both the front and rear, the property enjoys excellent accessibility and convenience. Its prime location places it within walking distance of a well regarded primary school, local amenities and the train station, making it an attractive proposition for a variety of future uses. Offering significant scope to add value, this unique property will appeal to investors seeking a refurbishment project, developers exploring conversion potential, or buyers looking to create a substantial family home in a convenient and established setting.

Shop Area:

Originally a local convenience store. Substantial ground floor area with separate kitchen. See the floorplan for measurements.

Adjoining Premises:

Three story property in need of renovation and modernisation. The accommodation offers;

Entrance Porch

Entrance Hall

Stairs to first floor.

Lounge

4.83m x 4.52m (15'10" x 14'10")

Kitchen

4.37m x 2.84m (14'4" x 9'4")

Range of fitted high and low level units.

Bedroom 1

3.9m x 3.2m (12'10" x 10'6")

Bedroom 2

3.73m x 3.18m (12'3" x 10'5")

Bathroom

Bath, sink and WC.

Second Floor Landing

Bedroom 3

4.34m x 4.11m (14'3" x 13'6")

Bedroom 4

4.5m x 3.6m (14'9" x 11'10")

Bedroom 5

3.73m x 3.18m (12'3" x 10'5")

Bedroom 6

3.9m x 3m (12'10" x 9'10")

Bathroom

Bath, sink unit and WC.

Parking Areas

Parking area to the front and rear of the dwelling.

EPC: F21/D68

To view or make a bid contact Reeds Rains Estate Agents & Letting Agents or iamsoldNI, www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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. iamsold 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.