

**Noel Mackey and Sons Auctioneers**  
**115 North Main Street**  
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**Co. Cork.**  
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## **99 North Main Street, Youghal**

### **Starting Bid: €216,000.00**



For sale by Noel Mackey and Sons Auctioneers & Conn Keogh 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.

Number 99 North Main Street, Youghal is a mixed use premises that offers a combination of retail and office space on the ground floor, along with a residential apartment located on the upper floors. The ground floor of the building is dedicated to a retail/business premises, providing an ideal space for businesses to showcase their products or services. The upper floors of the building are designed as a private residential accommodation, offering a comfortable living space for residents.

Situated in the heart of Youghal's bustling seaside town centre, this landmark property enjoys a prime location on a prominent corner site. It benefits from frontage on both North Main Street and O'Rahilly Street, ensuring high visibility and accessibility for both retail customers and residents. The property's central location within Youghal's traditional retail core makes it an attractive choice for businesses looking to establish a presence in the area.

The property is in excellent condition, boasting a modern fit-out that is ready for immediate occupancy. This means that potential tenants or buyers can move in without the need for extensive renovations or refurbishments. With its convenient layout and well-maintained interior, Number 99 North Main Street offers a versatile and attractive space for businesses and residents alike.

BER F / BER No. 114449465

TO VIEW OR MAKE A BID Contact Noel Mackey and Sons Auctioneers or Conn Keogh 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

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. IAM Sold 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.

## Retail/Business Premises

Ground Floor

Currently configured as a Main Shop Floor with a Rear Store Room and separate Staff

Utility/WC Room:

7m x 4.8m

Shop with Large Display Windows on both North Main St and O'Rahilly Street

Store Room / shelved

4.8m x 1.4m

Utility with small Kitchenette area

Guest WC

2.6m x 2m

## Residential Accommodation

Separate Own Door Entrance from O'Rahilly Street

1st Floor:

Lounge with 4 large windows  
6.3m x 4.2m

Kitchen fully fitted  
3.7m x 3m

WC (WHB WC)  
1.8m x 1.7m

Bedroom 1 (or ideal as a Study/Home Office)  
5.5m x 2.7m

2nd Floor:

Bedroom 2  
3m x 2.2m  
with two windows

Bedroom 3  
4m x 3m  
with three windows

Bedroom 4  
3.3m x 2.3m  
with 1 window

Storage Press in Hallway

Shower Room  
1.5m x 0.8m  
with Electric Shower

Space Heating: Electric