

For Sale

43&45 Lower Main Street, Letterkenny,  
Co Donegal, F92 A27K

Sherry  
FitzGerald  
Rainey



Asking Price €275,000

0.05 Ha / 0.13 Acres approximately

#### Property Highlights

- Located in Letterkenny Town Centre.
- Prominent position.
- Ideal investment opportunity.
- Requires refurbishment.
- Retail unit and apartment.
- Three bedroom two storey house.

#### Contact

Kiara Rainey  
Sherry FitzGerald Rainey  
45 Port Road  
Letterkenny  
Co Donegal  
T: 074 9122211  
E: [property@sfr.ie](mailto:property@sfr.ie)



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## Location

Letterkenny is the principal town of County Donegal and is located 30 kilometres west of Derry City, 160 kilometres west of Belfast and 112 kilometres north of Sligo approximately. The town benefits from both a strong local population and a large catchment area.

More specifically the subject property is situated in a prominent position on the west side of Lower Main Street within the town centre and is in the heart of Letterkenny's commercial and retail district. Neighbouring occupiers include Donegal Stationery, Clarke's Newsagents, St Vincent de Paul, County Library, Courtyard Shopping Centre, etc. There are also many major retailers such as Marks and Spencer, Dunnes Stores, Tesco and Heaton's located in the town and its environs.

## Description

### 43 Lower Main Street

The property comprises a two storey mid terrace property with ground floor retail unit and first floor two bedroom apartment. The retail unit extends to 54.72 sq m (589 sq ft) approximately and the apartment extends to 50 sq m (538 sq ft) approximately. Interested parties should be aware the entrance hallway to the apartment is in a poor state of repair and care is needed when viewing.

### 45 Lower Main Street

This property requires extensive refurbishment and caution is required when viewing as the property was flooded and numerous ceilings have collapsed. Accommodation comprises living / dining area, kitchen, sitting room, three bedrooms and bathroom.

## Site

The entire property comprises two adjoining properties located directly opposite Donegal Stationery / McCaffertys Bar and immediately adjoining the Former Charles Kelly Builders Yard offering potential for re-development in a prominent position close to McGinleys Pub, Yellow Pepper Restaurant and County Donegal Library. The overall site area extends to 0.05 Ha (0.13 acres) or 538 sq m approximately.

## Title

We understand that the property is held freehold.

## Viewing by appointment with

Kiara Rainey, Sherry FitzGerald Rainey  
T: 074 9122211



## CONTACT

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[myhome.ie](http://myhome.ie) / [propertypal.com](http://propertypal.com)

## BER Details

43 Lower Main Street, Letterkenny

BER G

BER No: 112208095

45 Lower Main Street, Letterkenny

BER G

BER No: 112208160

## Directions

From Market Square in the Centre of Letterkenny pass The Ulster Bank on the right and proceed down Lower Main Street passing The Courtyard Shopping Centre on the left, Vodoo nightclub on the right and McGinleys Bar also the right. The subject property is located also on the right immediately below the former premises of Charles Kelly Ltd Builders Providers and before Burnside Park apartment development

Latitude: 54.947913

Longitude: -7.738678

(copy into Google Maps for location / streetview)



*CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from our office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald Rainey publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this PSRA Registration No.002285*