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£385,000

FOR SALE | AR WERTH









Property Features:

- **Commercial EPC B**
- 2x Two Bedroom Apartments & **Commercial Premises**
- A3 Ground Floor Commercial Use

- Located in an Area of High Foot **Traffic**
- Residential EPC D
- 78m2 Commercial Space









Description

Prominent mixed use commercial and residential premises positioned in an upper Bangor vantage point, central to the hustle and bustle and benefitting from strong student footfall. Comprising of a ground floor commercial premises occupied by Jones Pizza, along with two, two bedroom apartments on the upper floors. The building provides a great investment opportunity for an investor looking to diversify their portfolio and generate income in the region of £42,000 P/A.

The building layout is over three floors with the commercial premises on the ground floor, apartment 1 on the first floor and apartment 2 positioned on the top floor. Originally constructed in 1910, the building has since undergone a number of reconfigurations, with the upper floors previously used as a 5 bedroom HMO, providing the option to revert back to this configuration.

The immediate surrounding area consists of cafe's, bars, takeaways, a supermarket and the main university

Location

Travelling along the A5, in the Holyhead direction. After passing Bangor train station on the left, 500 metres along, take a sharp right turn onto College Road. 42 Holyhead Road wraps around the left-hand corner onto College Road.

Room Dimensions

Commercial Premises: 8.83m (29'0") x 8.83m (29'0")

Apartment 1 - Bedroom 1: 4.52m (14'10") x 3.23m (10'8")

Ap 1 - Bedroom 2: 4.69m (15'5") x 3.65m (12'0")

Ap 1 - Utility Room: 2.32m (7'8") x 1.14m (3'9")

Ap 1 - Living Room: 3.75m (12'4") x 3.62m (

11'11")

Ap 1 - Kitchen: 5.86m (19'3") x 1.76m (5'10")

Ap 1 - Bathroom: 2.19m (7'3") x 1.80m (5'11")

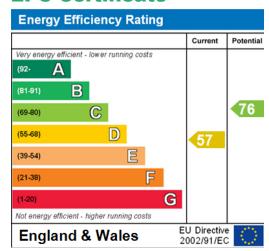
Apartment 2 - Bedroom 1: 3.63m (11'11") x

2.96m (9'9")

An 2 - Redroom 2. 1 68m / 15'5"\ v 2 65m / 12'0"\

Floor Plan

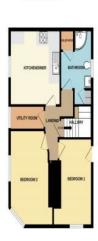
EPC Certificate







1ST FLOOR 799 sq.1t. (74.2 sq.m.) aupro



2ND FLOOR 585 sq.ft, (54.3 sq.m.) appro

TOTAL FLOOR AREA: 2248 sq.ft. (208.8 sq.m.) approx

Whitel every attempt has been made to ensure the accounty of the floorplan command them, measurements of doors, without, norms and say other them are approximate set on expensibility is table to any error, omission or mis-statement. This plans is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and purplicers shown have not been lested and no guarantee as to beit operability or efficiency can be given.

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