



VARCITY LIVING .co.uk



Holyhead Road

£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

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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")

Ap 2 - Bedroom 2: 4.68m (15'5") x 3.65m (12'0")

Floor Plan



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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