



**Holyhead Road,
Bangor**

1 Bed

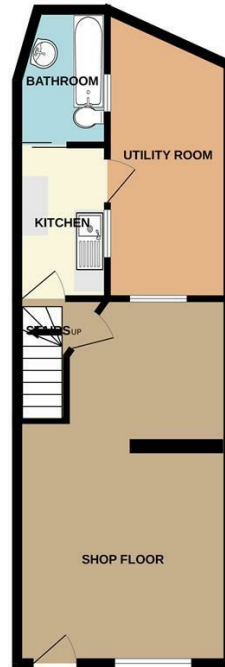
Flat/Apartment

**Offers Over
£85,000**



**VARCITY
LIVING**
Sales | Lettings

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

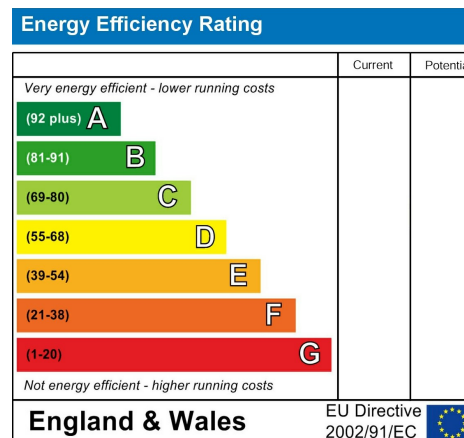


1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operation or efficiency can be given.
Made with MetreX 02024

- A1 Commercial Premises
- Close to University Buildings
- To Be Sold With Vacant Possession
- 41m2 Floor space
- Thriving Area of The City
- Option to Live on Site
- Two Storage Rooms on First Floor
- Commercial EPC - C



A1 Retail premises, with historic use as a barber shop.

Situated on the ground floor, is the commercial shop front, with bathroom/WC, kitchenette and store room to the rear. On the first floor are two additional storage rooms, which can be converted to living quarters by an owner occupier.

To be sold with vacant possession, enabling a buyer to take over the commercial premises or lease out to a commercial business.

Located 10 meters from College Road, where the main University campus is located and on route to a main student halls of residence on Ffriddoedd Road, 41 Holyhead Road benefits from a high volume of passing foot traffic.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk



**VARCITY
LIVING**
Sales | Lettings