



High Street,
Bangor
18 Bed
Flat/Apartment
Asking Price
£1,600,000



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Introducing a remarkable investment opportunity at 259 - 263 High Street, projected to achieve a rental income of £187,105.44 for the 25/26 academic year. This well-established asset has demonstrated consistent growth in rental returns, with £177,276 collected during the 24/25 year, and £172,707 in 23/24, reflecting a resilient annual increase in line with recent inflation trends. This property offers an impressive 11.69% gross return on investment, making it an attractive choice for investors.

Originally redeveloped in 2017, this mixed-use premises encompasses 8 self-contained studios, 10 en-suite cluster bedrooms, and 3 commercial retail spaces on the ground floor. The diverse layout not only maximises rental potential but also enhances the property's overall appeal.

A key advantage for buyers is the property's non-residential Land Transaction Tax classification, due to its mixed use, resulting in favorable tax conditions. The non-residential freehold is valued at £73,750 on a total valuation of £1,600,000, calculated with a tiered structure: 0% up to £225,000, 1% from £225,000 to £250,000, 5% from £250,000 to £1,000,000, and 6% for amounts above £1,000,000.

Interiors meet modern standards with contract-grade furnishings by Loft, offering high-quality living for tenants. Features include bespoke fitted furniture with Green Grey Evola wood grain, durable Clerkenwell Gloss Kitchen slabs, and elegant Luxury Vinyl Tiles throughout, providing resilience and comfort.

Additional amenities include an independent bin store and onsite laundry room, enhancing convenience for residents. Each room is equipped with electric heating and individual controls.

CONTACT

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- £187,105.44 Projected GROSS Rent For 25/26 Academic Year
- 11.69% GROSS Yield For 25/26
- 8x Self-contained Studios, 10x En-suite Cluster Bedrooms & 3x Commercial Premises
- Consistent Occupancy Levels Since Redevelopment in 2017
- All Furniture & Fittings Within the Residential Section Included in the Sale
- Central High Street Location
- Commercial Loading Bay to the Rear of 263 High Street
- Freehold Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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