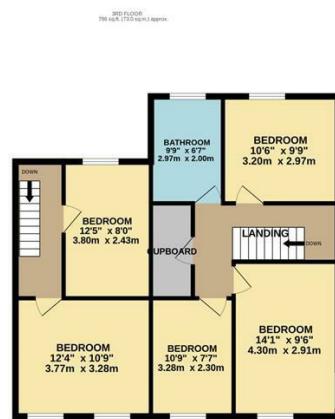
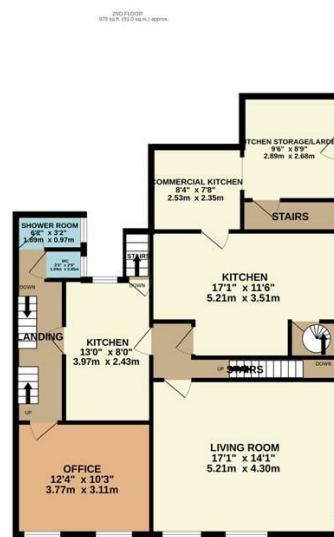




Holyhead Road,
Bangor
5 Bed
House
Offers Around
£550,000



**VARCITY
LIVING**
Sales | Lettings



This is a rare opportunity to acquire a well-established, Irish-themed public house situated in a prominent position in Upper Bangor—an area known for its vibrant student life and close proximity to Bangor University. With a solid reputation among the student community, this property offers excellent scope for continued success in the hospitality trade.

The premises currently benefit from additional revenue via short-term rentals, with part of the property successfully operating as Airbnb accommodation.

Trading as Patrick's Bar, the venue enjoys a strong turnover and has been owned and maintained by the current proprietor since 1998. During this time, the Grade II listed building has undergone extensive and ongoing modernisation, ensuring it remains both compliant and appealing to its clientele.

Licensed for up to 100 patrons, the bar operates generous hours throughout the week:

Sunday to Tuesday: 8:00am – 2:00am

Wednesday & Thursday: 8:00am – 2:30am

Friday & Saturday: 8:00am – 3:00am

Spanning four floors, the property includes a wealth of flexible accommodation with considerable development potential, including enhanced short-let possibilities. The basement features a spacious cellar, tap room, delivery bay, and an electric goods lift. The ground level includes the main bar area, gendered restrooms, and ample storage facilities.

CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

- Successful & Well Established Public House
- High-footfall Location
- 220m² Total Floor Space
- Four Storey
- Commercial & Residential Premises
- Close Proximity to University
- Grade II Listed
- Ample Storage Space



VARCITY LIVING