



**Holyhead Road,
Bangor**

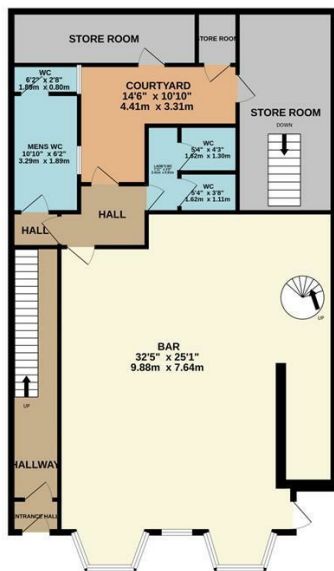
**5 Bed
House**

**Offers Around
£550,000**



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GROUND FLOOR
103 sq.m. (1100 sq.ft.) approx.



1ST FLOOR
145 sq.m. (1565 sq.ft.) approx.



2ND FLOOR
179 sq.m. (1925 sq.ft.) approx.



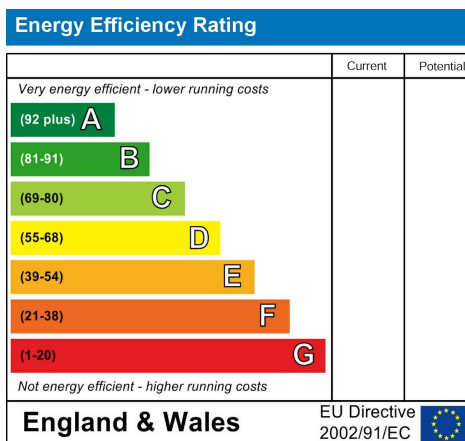
3RD FLOOR
280 sq.m. (3015 sq.ft.) approx.

TOTAL FLOOR AREA : 3273 sq.ft. (304.1 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 operability or efficiency can be given.

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- 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



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.

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