

Y VAULTS

334 High Street, Bangor LL57 1YA



Key Highlights

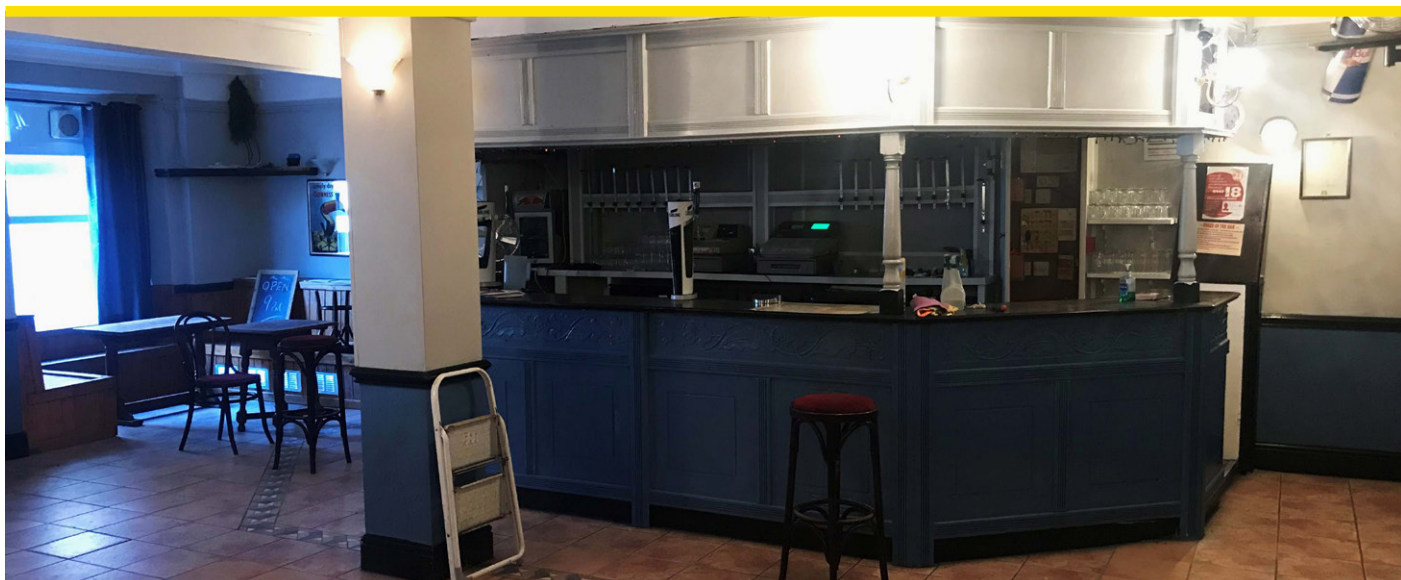
- City Centre Location
- Three Storey Public House
- Traditional Trading Accommodation
- Five Bed Living Accommodation
- Beer Patio
- The Site Extends to 0.08 Acres

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Location

The Property is located fronting High Street in Bangor city centre, North Wales. Bangor is a coastal city in Gwynedd on the coast of the Menai Strait. The immediate locality is commercial in nature, close to Deiniol Shopping Centre.

Description

The Property comprises a three storey mid terraced Grade II Listed public house. Rendered elevations set beneath a pitched slate covered roof. To the rear is a single storey flat roof extension.

Externally to the rear is a covered beer patio and stores.

Overall the site extends to 0.08 acres.

Accommodation

Ground floor open plan traditional public bar with raised side section and bar servery. Small games area to

the rear. Customer WC's. Former catering kitchen and store to the rear. Beer cellar and stores to the basement.

First and second floor living accommodation providing five bedrooms, lounge, kitchen, office, utility room and bathroom with separate WC. Storage to the attic.

Tenure

The Property is held freehold.

Guide Price

Unconditional offers are invited for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

Rating

The subject Property is listed in the 2017 Rating List with a Rateable Value of £5,250.

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Planning

The Property is Grade II Listed and not within a Conservation Area.

Licence

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

Fixtures and Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc., will also be excluded.

The Business

The Property is currently closed for trade.

Energy Performance Certificate

The Property has an EPC Rating of D-87.

Legal Cost

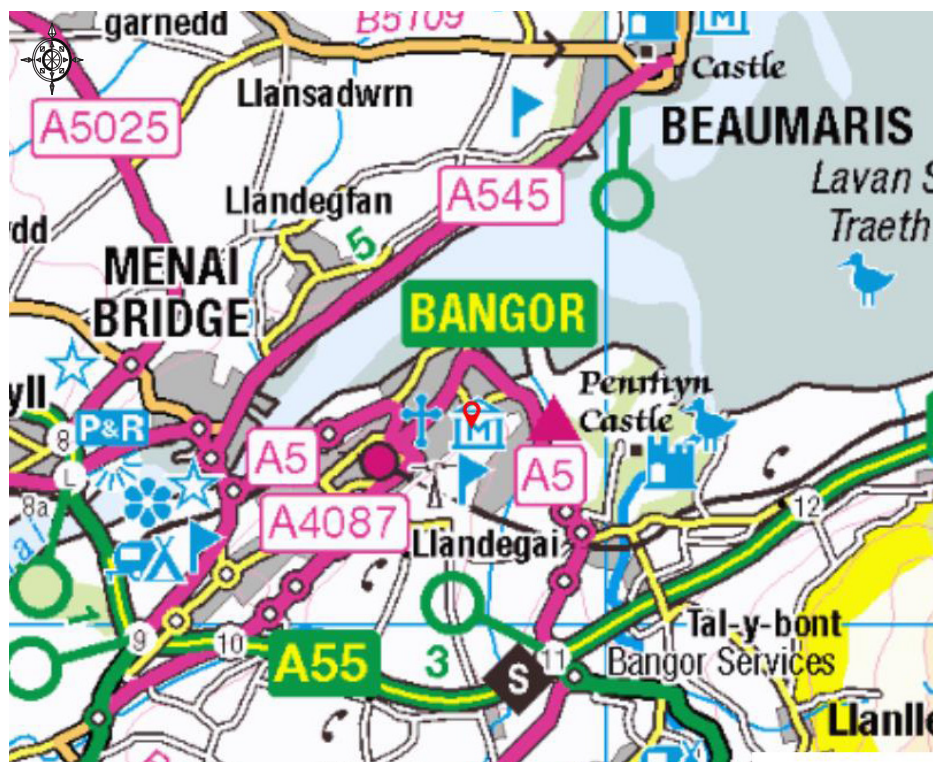
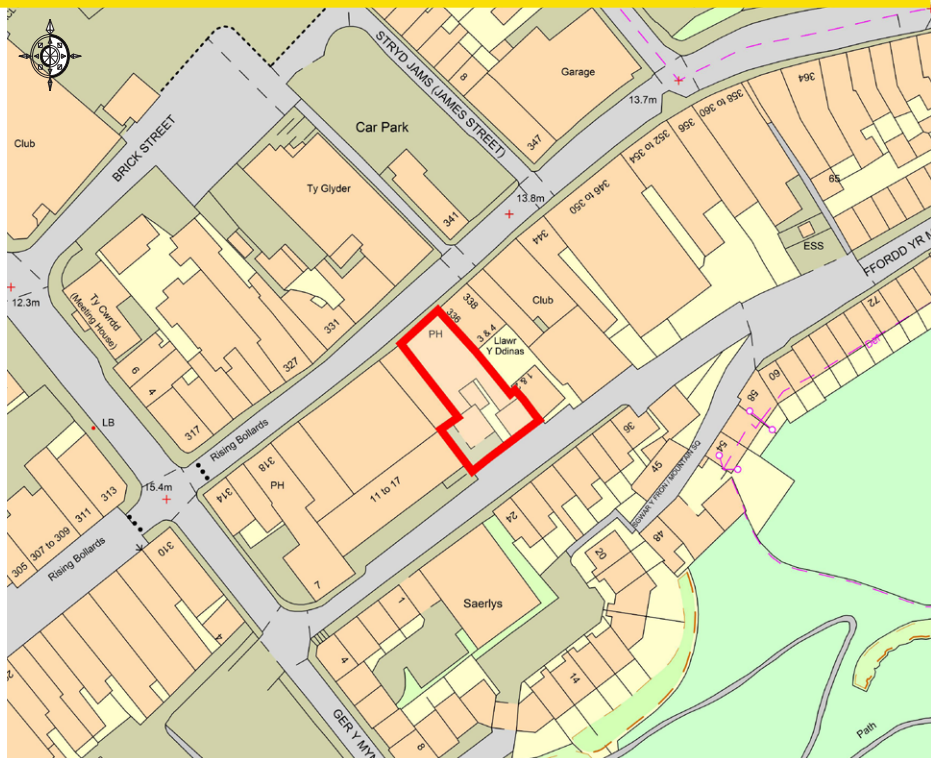
Each party to be responsible for their own legal and professional costs incurred in this transaction.

Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.



Contact

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