



**5-7 High Street,
Bangor, LL57 1DQ**

10 Bed HMO

**Mixed-Use
Commercial &
Residential
Premises**

**Offers Over
£399,000**



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5 High Street



TOTAL FLOOR AREA: 1182 sq. ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Measure 02/08

7 High Street

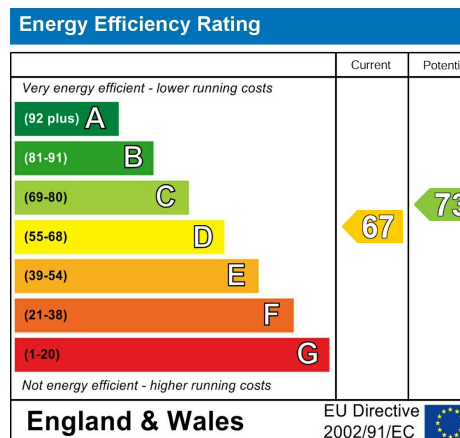


TOTAL FLOOR AREA: 4377 sq. ft. (406.6 sq.m.) approx.

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- Mixed Use Premises
- 200 Metres From Train Station
- Rear Access
- CEPC Rating D

- Substantial Development Opportunity Subject to Planning Consent
- Highly Convenient Location
- EPC Rating D



Substantial Mixed-Use Investment and Development Opportunity

A rare opportunity to acquire two adjoining High Street properties held under a single merged title, offering a combination of existing HMO accommodation, commercial space and significant development potential.

The property comprises a ground floor commercial premises together with a lower ground floor area currently arranged as nine marked-out rooms requiring redevelopment. The building as a whole requires a programme of refurbishment and modernisation, providing purchasers with the opportunity to add value and reconfigure the accommodation to suit a variety of uses, subject to the necessary planning consents.

The upper floors are currently arranged as two HMOs:
5 High Street – 4-bedroom HMO (historical)
7 High Street – 6-bedroom HMO (current)

In addition, there are two attic rooms, offering further accommodation and potential for improvement (subject to building regs).

The residential accommodation is currently served by a total of four bathrooms and three kitchens across the two properties.

The layout and size of the building present clear opportunities for redevelopment, with scope to create additional bedrooms, self-contained apartments or alternative residential accommodation, subject to planning and building regulation approval.

Situated in a convenient and well-established rental location, the property is approximately 200 metres from Bangor Railway

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