



**Holyhead Road,
Bangor
5 Bed
House**

**Offers In The
Region Of
£525.000**



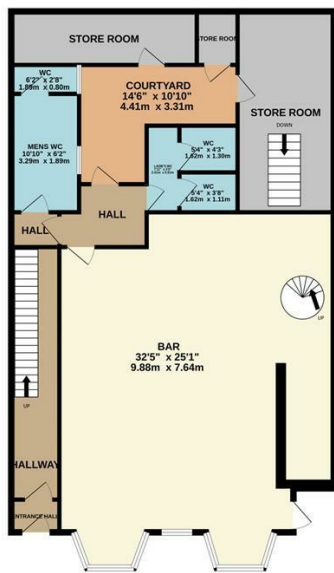
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GROUND FLOOR
333 sq.m. (354 sq.ft.) approx.

1ST FLOOR
345 sq.m. (370 sq.ft.) approx.

2ND FLOOR
379 sq.m. (409 sq.ft.) approx.

3RD FLOOR
788 sq.m. (848 sq.ft.) approx.

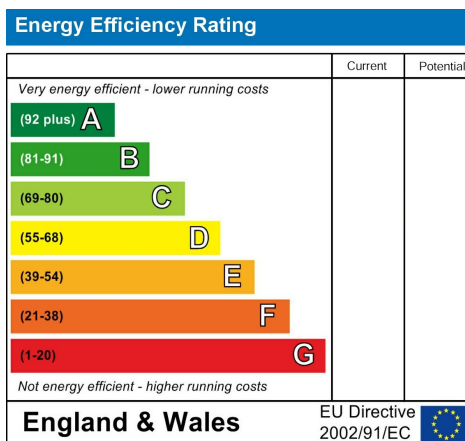


TOTAL FLOOR AREA : 3273 sq.ft. (304.1 sq.m.) approx.

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 in a prominent Upper Bangor location, close to Bangor University and benefiting from strong student trade.

The business, trading as Patrick's Bar, has been successfully operated by the current owner since 1998 and enjoys a solid reputation and consistent turnover. The Grade II listed building has been extensively and continuously modernised over the years, ensuring it remains fully compliant and highly presentable.

The property also benefits from additional income streams via short-term accommodation. Part of the building operates as Airbnb units, and there are three separate upstairs apartments listed on Booking.com, which together are projected to generate approximately £40,000 gross income over the next 12 months.

Licensed for up to 100 patrons, the bar operates extended hours:

Sunday–Tuesday: 8:00am–2:00am
Wednesday–Thursday: 8:00am–2:30am
Friday–Saturday: 8:00am–3:00am

The building spans four floors with strong flexibility and further potential. The basement includes a cellar, tap room, delivery bay, and electric goods lift. The ground floor comprises the main bar, customer toilets, and storage.

The upper floors provide extensive accommodation: the first floor includes two double bedrooms, bathroom facilities, and a private manager's suite with lounge, office, kitchen, and prep area with additional commercial kitchen. The second floor offers four double bedrooms and a family bathroom, suitable for staff or

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