



314 High Street, Bangor, LL57 1YA

£125,000

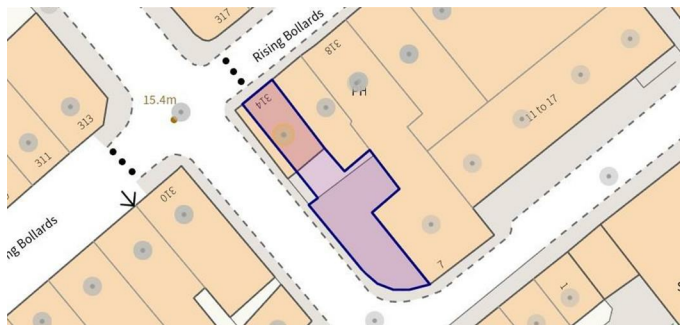
A substantial commercial property occupying a convenient corner plot position within Bangor city centre.

Previously used for estate agency/professional office purposes, the property provides commercial space at ground-floor level together with a spacious basement and extensive store rooms to the upper floors.

The ground floor includes the principal front office/reception area, with further back office space, rear entrance porch and ground floor WC. The upper floors are largely stripped back and offer an incoming purchaser considerable scope to refurbish and reconfigure the space to living accommodation - Subject to the necessary approvals.

A particular advantage is the private walled and gated secure parking area for easily 4 cars to the rear - A valuable feature for a prominent High Street commercial building.

Location



The property occupies a prominent High Street corner position in Bangor, a well-established university city and commercial centre serving Gwynedd, Anglesey and the wider North Wales area. Bangor offers a broad range of shops, services and amenities together with road and rail connections along the North Wales coast.

Ground Floor Main Sales Office 18'0" x 11'7" (5.51 x 3.55)



Back Office 1 10'7" x 10'6" (3.24 x 3.22)



Rear Porch 7'0" x 5'0" (2.15 x 1.53)

WC (Former) 5'8" x 4'2" (1.74 x 1.28)

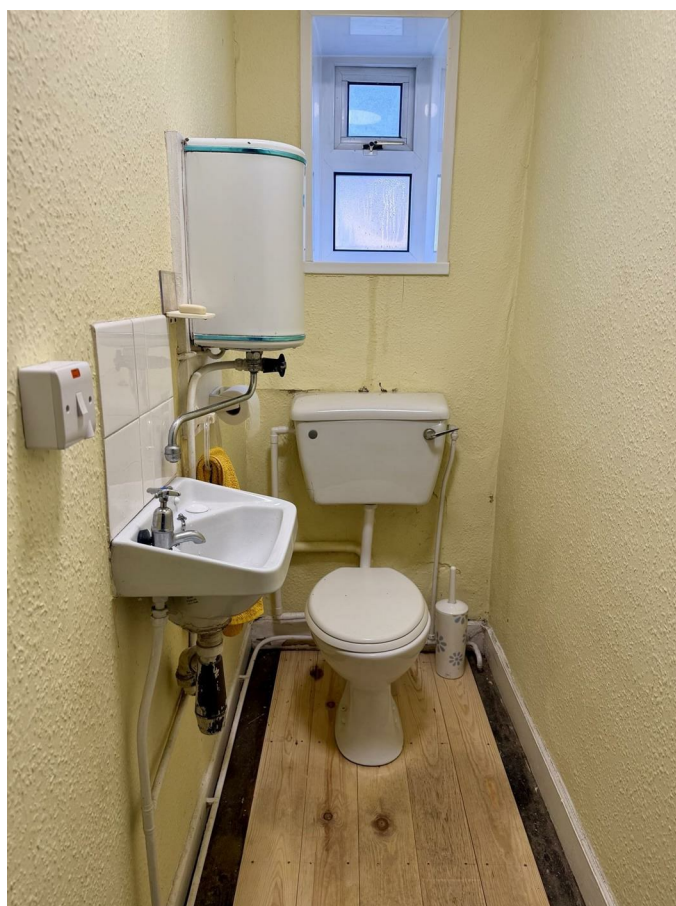
Basement

First Floor

Store Room 1 12'7" x 12'2" (3.84 x 3.72)



WC 5'8" x 4'2" (1.74 x 1.28)



Office 2 10'9" x 7'5" (3.29 x 2.28)



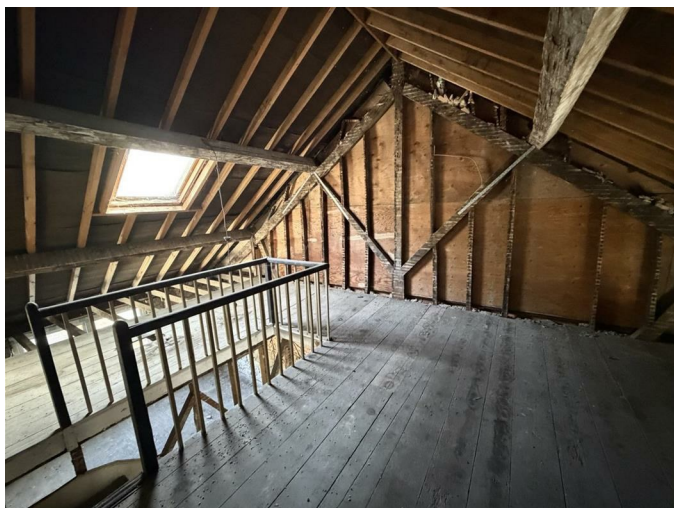
Store Room 3 11'9" x 11'0" (3.60 x 3.37)



Second Floor



Attic Store Room 18'8" into eaves x 12'5" (5.70 into eaves x 3.80)



Store Room 2 12'5" x 12'2" (3.81 x 3.72)



Tenure

Freehold. Vacant possession on completion is to be confirmed by the vendor's solicitors.

Commercial EPC

Band E.

Services & Business Rates

Prospective purchasers should satisfy themselves as to the availability, condition and capacity of all services and installations.

Interested parties are also advised to make their own enquiries regarding the current rateable value and any relief that may be available.

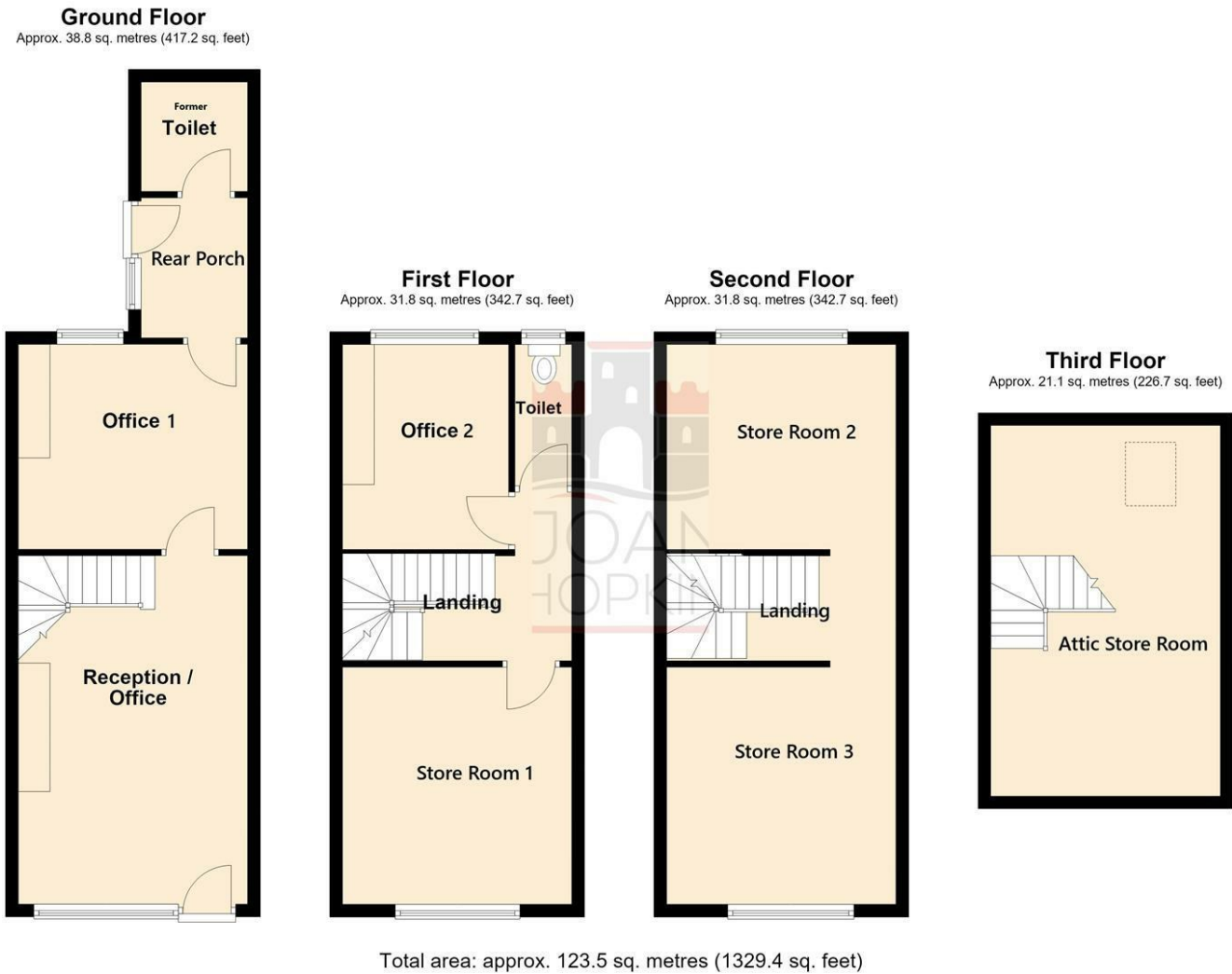
Agents Note

Any reference to development, change of use or residential conversion is subject to obtaining all necessary planning permissions, Building Regulations approvals and other statutory consents.

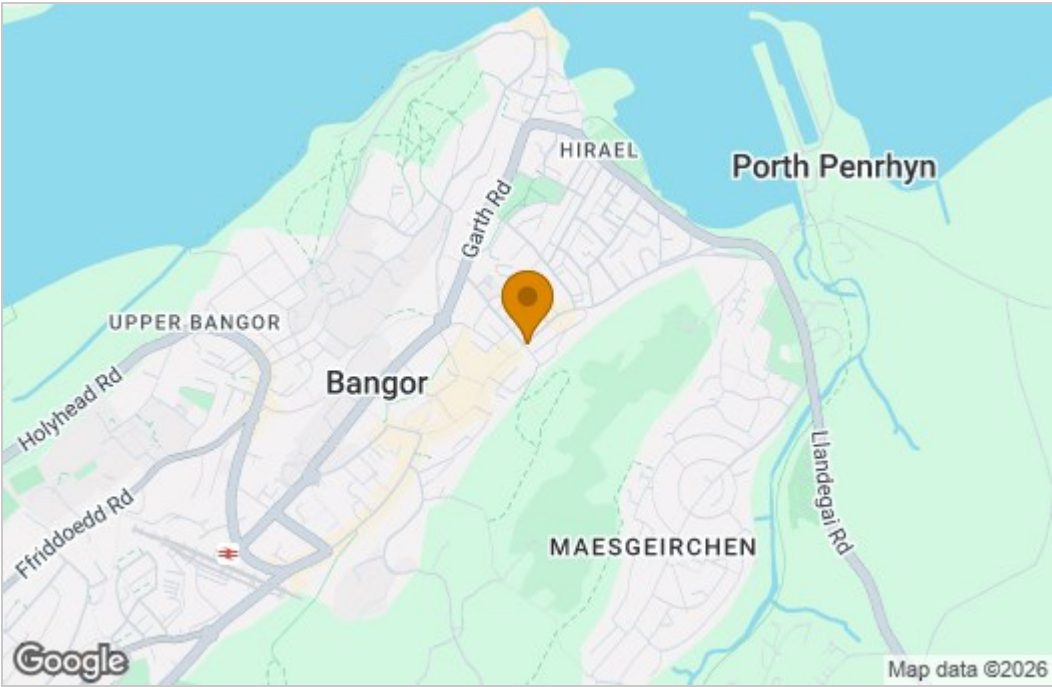
Viewing

Strictly by appointment through Joan Hopkin Estate Agents - 01248 810847.

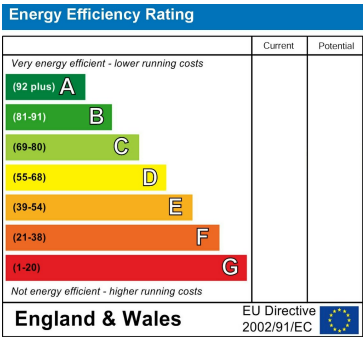
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.