



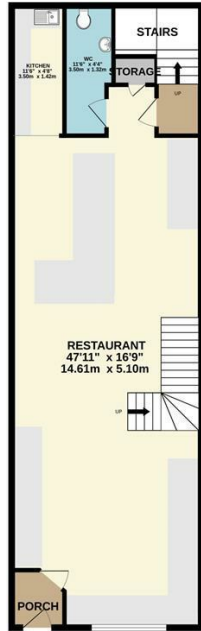
High Street,
Bangor
**COMMERCIAL &
RESIDENTIAL
PREMISES**

Asking Price
£280,000

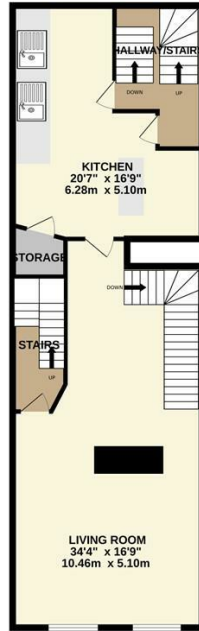


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GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



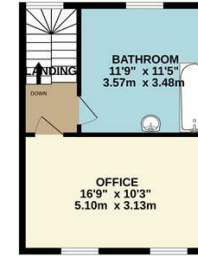
1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



2ND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



3RD FLOOR
363 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 2709 sq.ft. (251.7 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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This versatile commercial and residential property is positioned beside Bangor Cathedral, at the gateway to the main High Street, an enviable location that benefits from a consistently high volume of foot traffic.

The ground floor features an established café/restaurant space, complete with a customer WC, ample storage, and a dedicated prep kitchen. The first floor offers additional commercial space, ideal for a yoga studio accommodating up to 15 people, a larger commercial kitchen, or extended dining/retail use.

Above the business areas, the well-appointed living accommodation includes three bedrooms, an office space, and a full bathroom with shower, bathtub, WC, and sink. The property provides generous storage throughout and boasts an open rooftop area to the rear, creating an attractive sun spot.

While the business itself is not included in the sale, all fixtures and fittings may be included subject to negotiation.

This is a flexible, multi-purpose property offering excellent commercial potential in a prime city-centre location, combined with comfortable on-site living.

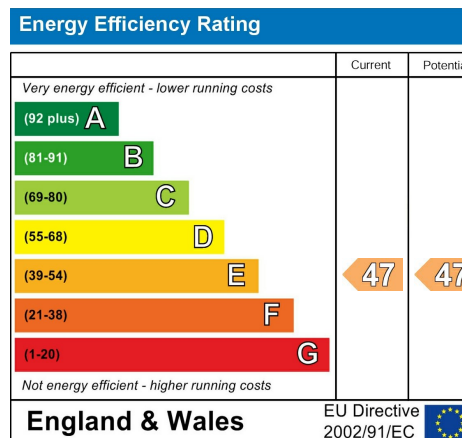
CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk

- Mixed Commercial/Residential Premises
- Opportunity For 1st Floor Yoga Studio Business
- Ample Storage Space
- Option For Fixtures & Fittings to be Included

- Established Cafe/Restaurant With Both a Commercial and Prep Kitchen
- Customer WC
- Prominent High Street Location
- Commercial EPC - E



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