



Holyhead Road,
Bangor

1 Bed

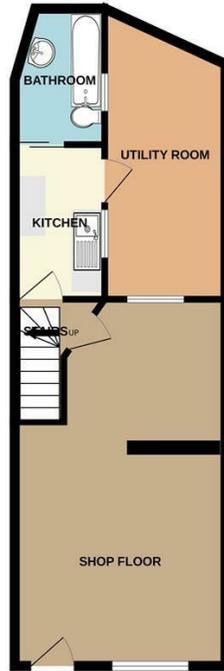
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Auction Guide
£60,000



**VARCITY
LIVING**
Sales | Lettings

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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.
Made with Metshape 02/04

- A1 Commercial Premises
- Close to University Buildings
- To Be Sold With Vacant Possession
- 41m2 Floor space
- Thriving Area of The City
- Option to Live on Site
- Two Storage Rooms on First Floor
- Commercial EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FOR AUCTION - 25th MARCH VIA TOWN & COUNTRY PROPERTY AUCTIONS
£60,000 + GUIDE PRICE

An A1 shop (currently a barbers shop) situated in the heart of Upper Bangor. Requiring refurbishment, this building offers flexibility to be re-configured to suit and is nestled amongst other thriving small businesses. Located 10 meters from College Road, where the main University campus is located and on route to a main student halls of residence on Ffriddoedd Road, 41 Holyhead Road benefits from a high volume of passing foot traffic.

Situated on the ground floor, is the commercial shop front, with bathroom/WC, kitchenette and store room to the rear. On the first floor (accessed via the shop) are two additional rooms, (listed for council tax purposes as a separate bedsit) which can be updated to provide living quarters by an owner occupier, or used for whichever purpose the business requires.

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