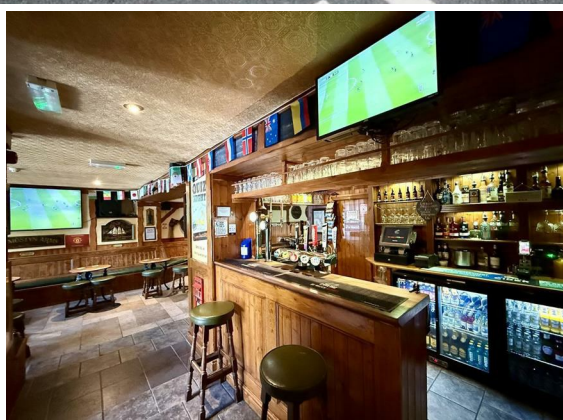




**The Mostyn Arms,
27 Ambrose Street,
Bangor, Bangor**

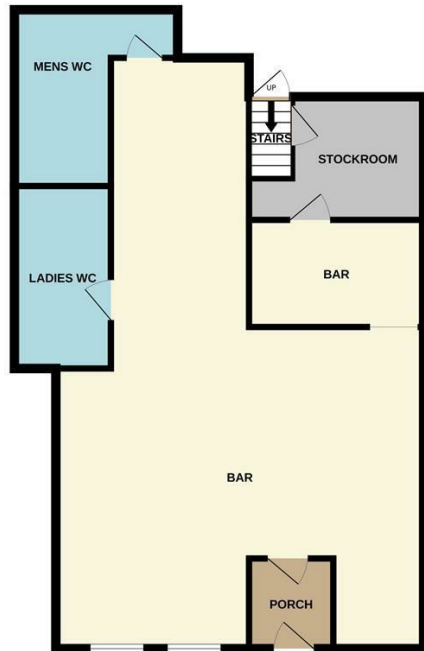
**Public House &
3 Bedroom
Apartment**

**Offers Over
£225,000**



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GROUND FLOOR
896 sq.ft. (83.3 sq.m.) approx.



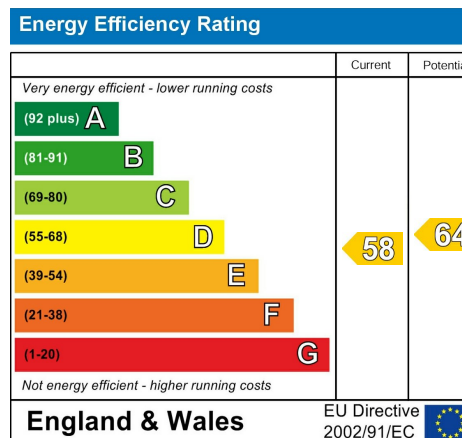
1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 1740 sq.ft. (161.7 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 Metropix C2026

- Established freehold pub with a strong reputation and loyal customer base
- Includes spacious three-bedroom owner's accommodation
- Close to Bangor with a strong local and student catchment
- Successfully owned and operated for 18 years
- Planning permission for residential conversion until 2031
- Profitable lifestyle business with excellent future potential



After 18 years the owners of The Mostyn Arms are bringing it to market for its next owner to take it forward. The Mostyn Arms presents a rare opportunity to acquire a well-established freehold public house with an excellent reputation, loyal customer base and proven trading history. Lovingly owned and maintained by the same proprietors, the business is now available as they retire after nearly two decades of successful stewardship.

Complete with spacious three-bedroom owner's accommodation, the property offers an ideal lifestyle business, whether you're an experienced publican, first-time operator or investor. With a strong community following and established income, it provides an excellent platform for continued success.

Adding to its appeal, full planning permission for residential conversion has been granted until 2031, giving purchasers the flexibility to continue operating as a successful pub or convert the property into a substantial private residence.

Situated within easy reach of the thriving university city of Bangor, which has welcomed an average of around 9,000 students each academic year over the past decade, the business also benefits from a strong and diverse catchment alongside the area's established local community and visitor economy.

Properties offering an established business, comfortable owner's accommodation and significant future potential are seldom available. The Mostyn Arms is a unique opportunity to acquire a successful lifestyle business with exceptional flexibility and long-term appeal.

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