

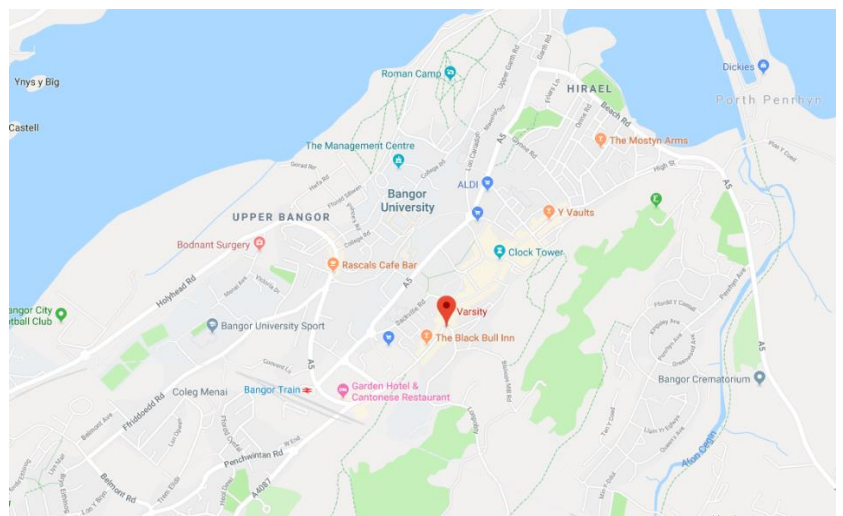


Varsity, 146-152 High Street, Bangor, LL5 1NT

Summary

- Freehold available
- Large Car Park to the rear
- Planning for 15 student flats with 2 retail units on ground floor
- Pre-App for a 55 bed hotel
- Close to transport links

Freehold: Offers Invited



Viewing is strictly by prior appointment with sole agents
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Location

The property is located in Bangor in northwest Wales. The property is located on a prime corner site on the High Street and Lonpobty. The property is surrounded by retailers, other licenced operators and residential dwellings. The property has the benefit of good transport links with Bangor Train Station 0.5 miles south west of the property. The property is located on the A4087 which links Bangor to Glanadda and Penrhosgarnedd in the south west and the A5 which links Bangor to Hirael and Garth in the north east.

For a better understanding of the location, please review [Google Street View](#)

The Property

The ground floor has recently been renovated to a modern American style bar with a large serving bar that stretches most of the width of the pub. Interior has been thoughtfully decorated and is in a great condition with no need of further renovation. On the second floor of the pub there is a veranda overlooking the downstairs of the pub with sofa seating areas which also leads to the toilets and smoking/patio area. Behind the bar are stairs leading up to the spacious 2 bedroom flat that is in a good condition that also recently had a new boiler fitted. The kitchen is nicely equipped and clean that has 2 dumb waiters installed for easy serving of food downstairs.

There is a car park to the rear of the property for 15 spaces. Externally, to the rear is a small private courtyard which is used as a smoking and storage area.

Planning

The property currently has A4 use.

Tenure

Freehold.

Price

£1.5 million

Licensing

The Premises Licence permits the sale of alcohol from:

Monday to Saturday	10:00am to 2:00pm
Sunday	10.00am to 00.00am

Rateable Value

The property is listed in the VOA business rates list as having a rateable value of £44,750 with effect from 1 April 2017.

EPC

An EPC will be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewing

All viewings should be arranged through sole agents, Davis Coffery Lyons.