

Bangor – 255/257 High Street, Gwynedd LL57 1PB  
Freehold Vacant Retail with Residential Development Potential



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Bangor – 255/257 High Street, Gwynedd LL57 1PB

## Freehold Vacant Retail with Residential Development Potential



### Investment Consideration:

- OIEO: £160,000
- VAT is applicable to this property
- Comprises double fronted retail shop with ancillary accommodation at first floor and basement
- Property benefits from lift serving ground/first floor
- Total area size of 436 sq m (4,693 sq ft)
- Potential to convert first floor to residential, subject to obtaining the necessary consents.
- Nearby occupiers include Holland & Barrett, Costa Coffee, Caffe Nero and O2, amongst others.



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### Property Description:

The property comprises double fronted retail shop with ancillary accommodation at first floor and basement. There is a lift that serves ground and first floor. Development potential to convert first floor to residential accommodation, subject to planning.

The property provides the following accommodation and dimensions:

Ground Floor: Shop	261 sq m	(2,809 sq ft)
First Floor: Ancillary	175 sq m	(1,884 sq ft)
Basement: Ancillary	Not inspected	

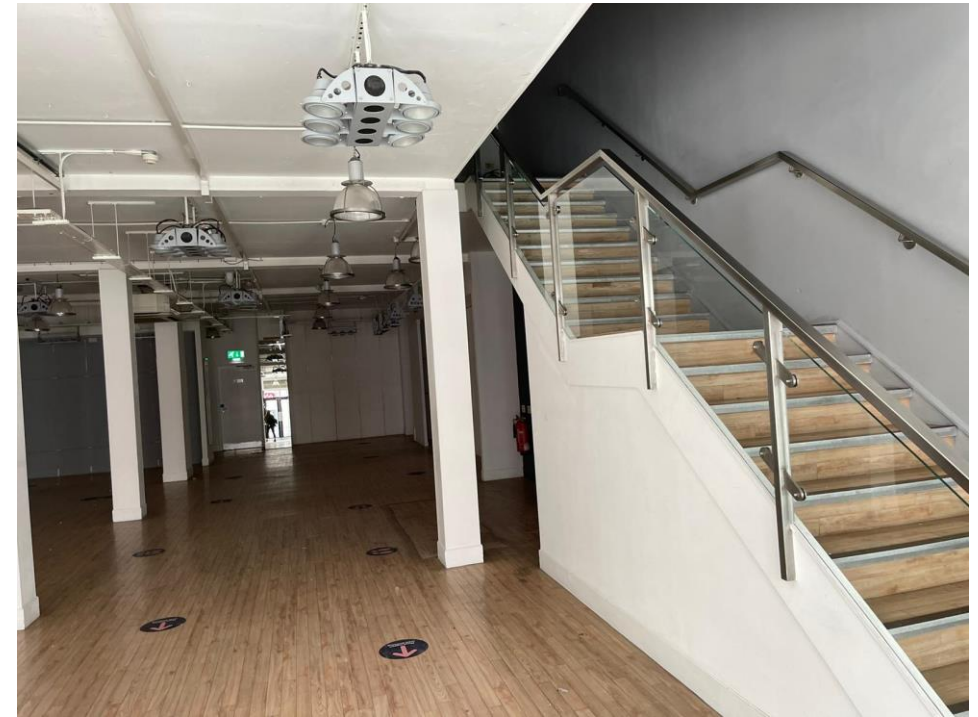
### Tenancy:

The property is at present vacant



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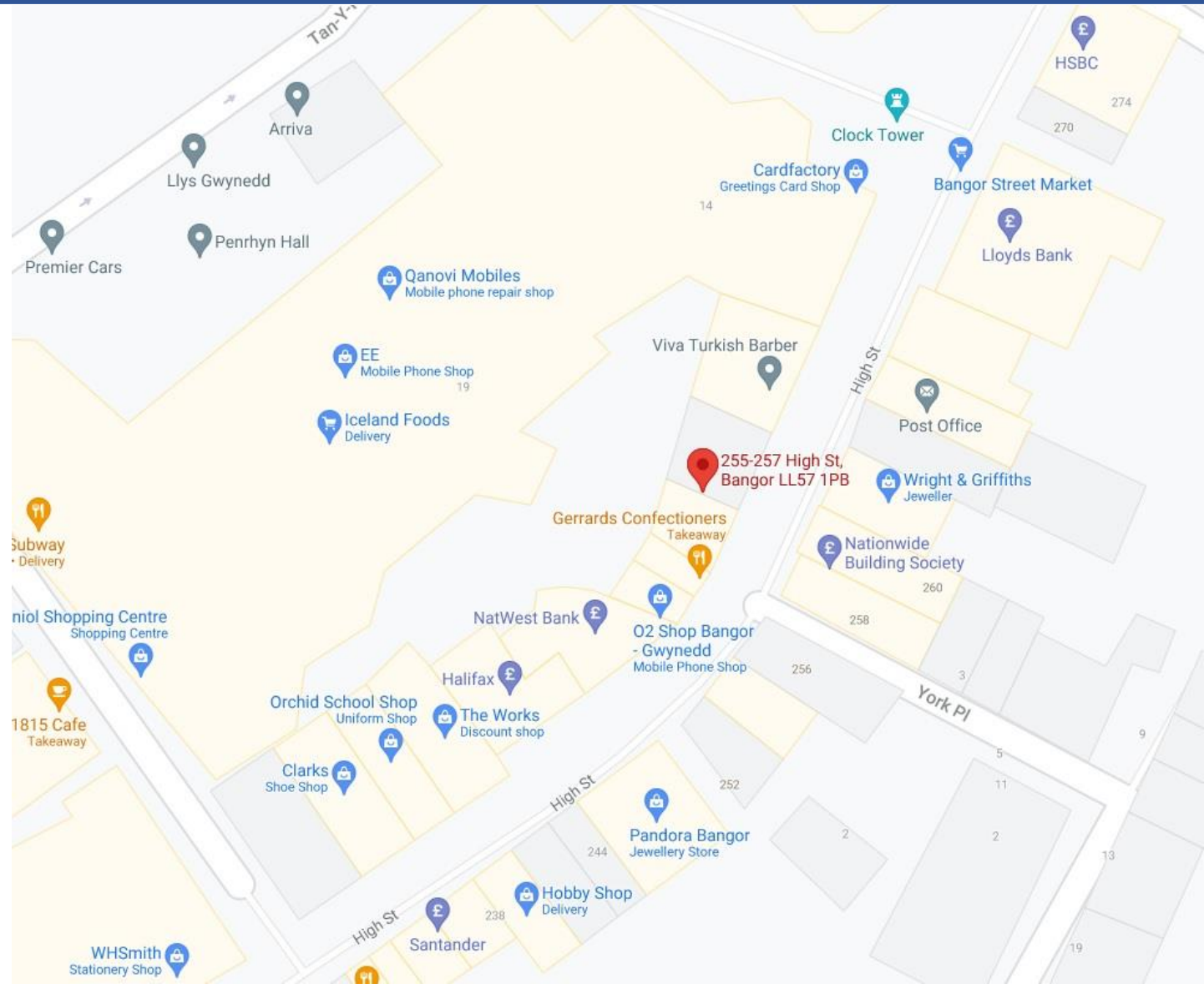
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### Location:

Bangor is a University City and provides the gateway to Anglesey and Ogwen Valley and being approx. 20 miles west of Colwyn Bay. The property is located on a prominent trading position within the heart of this pedestrianised town centre, adjacent to Holland & Barrett and amongst other nearby multiple retailers including Costa Coffee, Caffé Nero, O2 and Peacocks.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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