

For Sale

Neuadd Ogwen,
Siliwen Road,
Bangor
LL57 2BP

- Comprises of a detached building located on a large site to the North of the town centre.
- 3 storey building of a brick construction with a pitched slate roof.
- 2 points of access to the property with a pathway around the site.
- Rear garden area with large front and side grassed garden areas with a large driveway.
- The total area provides 7,094.82 sqft. (659.13 sqm)



Location

Bangor is a city located within Gwynedd, Northwest Wales. It is the oldest city in Wales. An established university city the City has a population of approximately 18,808 which includes a substantial student population of around 10,500 students studying at the University.

The subject property is located on Fford Siliwen in Bangor, to the North of the commercial centre within short walking distance of the retail centre. The town has a strong commercial core with a mix of multi-national and regional brands - occupiers including M&S, Debenhams, New Look and Boots.

The building is positioned within a conservation area in close proximity of the University Halls of residence building and near to the main campus site.

Description

The subject property comprises a three storey detached building, formerly two semi detached properties situated on a large self contained walled site. The property is constructed of a brick build with pitched slate roof and has been largely converted for office use, split into individual offices with WC and kitchenette facilities.

The property has two points of access with a pathway surrounding the perimeter of site. To the rear, is a raised garden, to the front a large sloping garden and to side areas grassed garden. There is a large in/out driveway providing single road access onto Fford Siliwen.

Opportunity

The subject property provides a unique opportunity to acquire a large freehold within close proximity of the University and town centre. The property offers potential as either a buy to let investment opportunity, student letting accommodation or provides potential to be converted back to a single dwelling for owner occupier use.

Accommodation

Floor	Sq Ft	Sq M
Ground floor:	270.332	2,909.83
First Floor:	237.637	2,557.90
Second Floor:	151.161	1,627.08
Total:	659.13	7,094.82

All areas are measured to a GIA basis, taken from plan.

Rates

On application to the local valuation office or to agents direct.

VAT

All figures quoted exclude VAT were applicable.

EPC

A copy EPC is available upon request.

Price & Tenure

We are advised that the property is held freehold. Price on application to agents.

Costs

Each party is to bear their own costs incurred.



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