



## SITUATION

Located close to the junction with Tal-Y-Bont in the popular village of Llanrug which is in the foothills of the Snowdonia Mountain Range, approx. 3 miles from famous Llanberis which is one of the most popular mountain tourist centres in the Snowdonia National Parks. Llanrug also lies approx. 4 miles from the coastal resort town of Caernarfon with its 13th Century Castle, multiple shopping facilities and beaches.

## PROPERTY

A substantial **Detached Former Residential Care Home** on ground, first and second floor levels comprising:

- 13 Guest Rooms
- A 2 Bed second floor flat
- Onsite Parking
- Garage
- Patio

The property was substantially refurbished in 2023.

## ACCOMMODATION<sup>1</sup>

### Ground Floor

Area Approx. 2,303 sq ft

### First Floor

Area Approx. 1,894 sq ft

### Second Floor

Area Approx. 455 sq ft

**Total Area** **Approx. 4,652 sq ft**

<sup>1</sup>Not inspected by Barnett Ross. Areas provided by Vendor.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a repairing and insuring lease to **BM Properties MCR Ltd (see Note 1)** for a term of 10 years from 7th June 2024 at a current rent of **£24,000 per annum** exclusive.

**Rent Review 2029 (rent not to exceed £30,000 p.a.)**

**Landlord's Break at any time on 90 days prior notice, subject to paying the Tenant a £20,000 penalty – refer to the Lease in the Legal Pack.**

## PLANNING

The Vendor has submitted a Planning Application (November 2024) to Gwynedd Council for 'Change of use of former Foelas Residential Care Home C2 to a Sui Generis to create 13 person / bedroom House in Multiple Occupancy (HMO)' (Planning Ref: C23/0907/23/LL).

Refer to the Auctioneers for the Planning Documentation.

**Note 1: The Vendor has advised the tenant is currently using the property for letting purposes pending the outcome of the revised 13 bed HMO Planning Application.**

**Note 2: The adjacent 5 Bed Detached House (known as Clydfan) sold for £315,000 in December 2023 (source: zoopla.co.uk).**

**£24,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Jonathan Ross**

## Vendor's Solicitors

Bude Nathan Iwanier

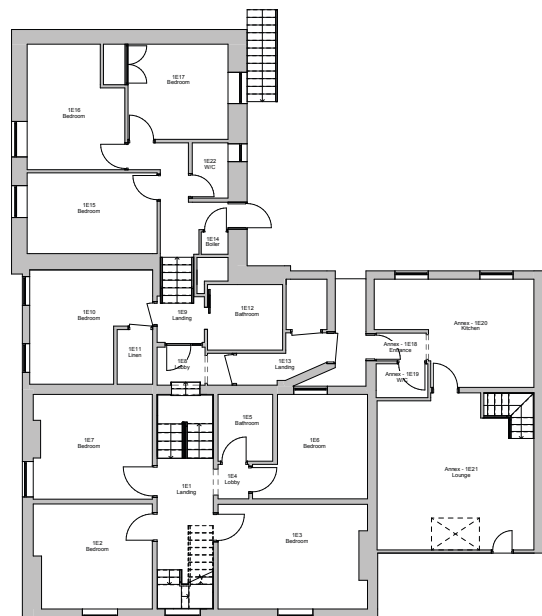
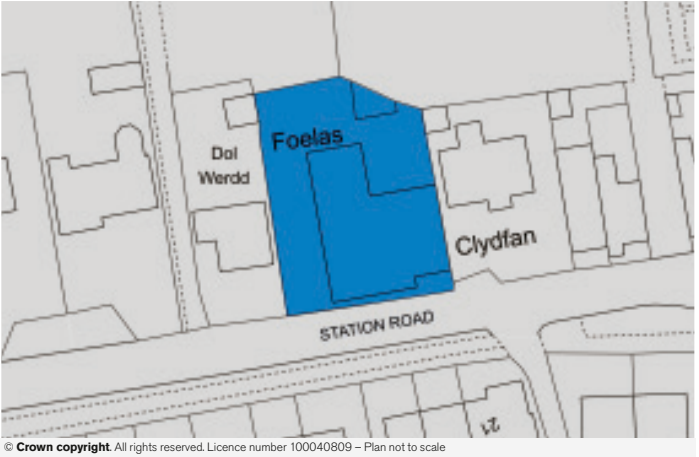
Tel: 020 8458 5656 Ref: Zalmy Melinek

Email: [zmelinek@bnilaw.co.uk](mailto:zmelinek@bnilaw.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**







## Second Floor

Plans not to scale and for identification purposes only