



TO LET BY TENDER

Land by Byw'n lach Penllyn, Y Bala,
Gwynedd. LL23 7SR
February 2025



This document does not form part of an offer or of any contract. Approximate measures only are given here. All prospective tenants should satisfy themselves about the above measurements and facts. Gwynedd Council does not undertake to accept the highest or any offer.

Adran Tai ac Eiddo

INTRODUCTION

Tender bids are invited for the tenancy of land at Byw'n Iach Penllyn, Y Bala, LL23 7SR.

LOCATION

The premises occupies a secluded location behind Byw'n Iach Penllyn and is conveniently located in close proximity to the leisure centre's facilities and Woody's Cafe on the banks of Llyn Tegid and within walking distance of Y Bala town. The premises can be identified edged red on the attached plan.

DESCRIPTION

The land comprises of 169m² of a combination of grassed and tarmacked land which can be used for parking purposes. The land is level with a bank beyond the border of the tenancy towards a public footpath recently developed by Natural Resources Wales.

The plot enjoys views over Llyn Tegid and mountains including Aran Benllyn and Aran Fawddwy.

LEASE

The premises is available on a Business Tenancy for a period of 3 years starting on a date to be agreed between the parties. Any new agreement or extension will be made by agreement between both parties.

RENT

Tender offers should be submitted on the basis of annual rental payments (Year 1 Payment, Year 2 Payment, Year 3 Payment, etc.).

The tenant will be invoiced in advance on a quarterly basis.

The first quarterly payment will be payable on the lease start date.

VALUE ADDED TAX

The tender offer should **not** include Value Added Tax. The tenant will be responsible for paying and recouping any tax for which the tenant is liable.

USE

Operation of a mobile sauna unit and ancillary uses only. The applicant should satisfy themselves that they will have the necessary planning consents and should make their own planning enquiries to Cyngor Gwynedd's Planning Unit on 01766 771 000 or at cynllunio@gwynedd.llyw.cymru.

REPAIRS AND MAINTENANCE

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The tenant will be fully responsible for the repair and maintenance of the land up to the bank which will remain the responsibility of Natural Resources Wales.

INSURANCE

The tenant will be fully responsible for ensuring they have the following insurance policies and providing copies to the landlord:

- Public Liability Insurance with indemnity to Cyngor Gwynedd in relation to third party rights for damage or loss caused as a result of the tenant's actions or negligence with a policy minimum value of £10,000,000
- Insurance that satisfies the Employers' Liability (Compulsory Insurance) Act 1969 or any other statutory order made under that Act, any amendment or re-enactment of it

SERVICES

Cold water and electricity supply will be available from the external wall of the leisure centre and the tenant must pay for their consumption. The tenant is responsible for arranging any other services at their own cost.

RATES

Non-domestic rates will be the responsibility of the tenant. All non-domestic rates enquiries should be directed to Cyngor Gwynedd's Non-domestic Rates Unit on 01766 771 000 or at trethiannomestig@gwynedd.llyw.cymru.

LEGAL COSTS

The successful applicant will be required to contribute up to £1,000 towards Cyngor Gwynedd's legal costs.

LANGUAGE POLICY

All written material, including signage, must be displayed in Welsh and English at the tenant's own cost.

OTHER CONDITIONS

Please refer to the main heads of terms overleaf that will be offered to the successful applicant. The applicant should satisfy themselves of the implications and consider undertaking appropriate professional advice.

VIEWING

Prior inspection is recommended. The land is open for inspection at the applicant's own risk.

APPLICATION GUIDELINES

No tenders will be accepted unless submitted in the correct manner as detailed below.

All applications **must** include the following documents:

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- A completed tender application form
- A basic business plan

All applications **must** be submitted in a sealed envelope using the appropriate tender address label to ensure that no applications are opened before the closing date. The envelope must not be marked in any way to alter its appearance. The applicant must pay for any posting cost.

The appropriate tender application form and tender address label are available using the links below or upon request from Cyngor Gwynedd's Estates Unit:

[Click here to print the tender application form](#)

[Click here to print the tender address label](#)

The closing date for applications is **12:00pm on 6th March, 2025**. You should e-mail stadau@gwynedd.llyw.cymru to inform us that you have submitted an application – you should only inform us that you have submitted an application and you **must not** divulge details of your offer.

FULFILMENT OF THE TENDER

Each tenderer should visit the site, to examine it prior to tendering, to satisfy themselves about all the local conditions and restrictions that affect the contract. No claims arising from a failure to do this will be admitted.

REFUSAL TO COMMIT

Cyngor Gwynedd does not commit to accepting the highest tender or any tender, and the applicant does not have the right to request any expenses or costs incurred in preparing the tender.

ENQUIRIES

For further enquiries, please contact the Estates Unit on 01766 771 000 or at stadau@gwynedd.llyw.cymru.

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