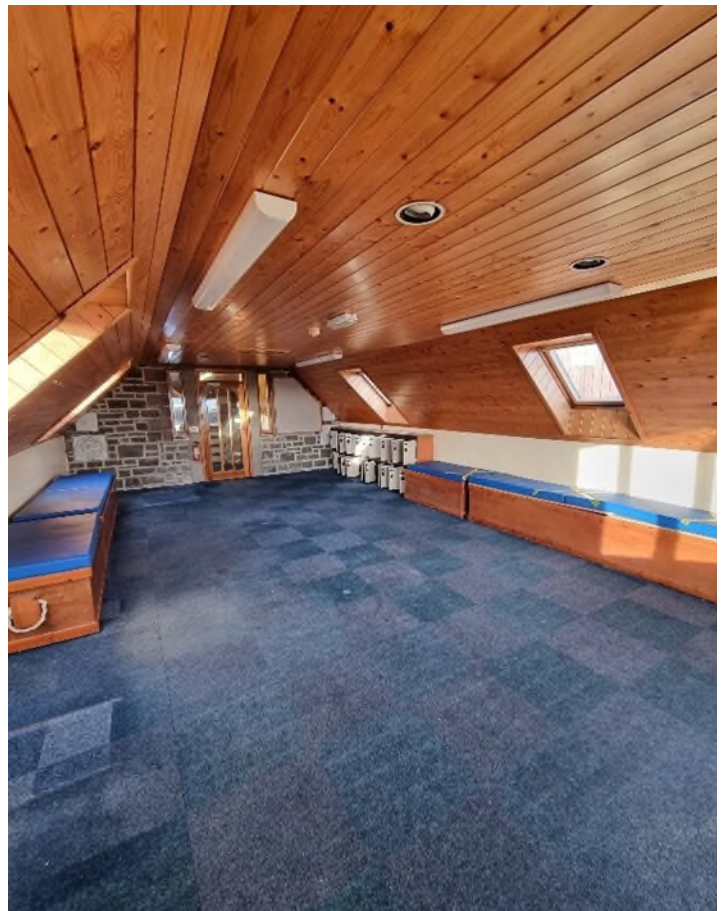


TO LET BY TENDER

Former Lifeboat Station, Outer Harbour, Pwllheli, LL53 5AY
July 2026



These details do not constitute any part of an offer or contract and should not be relied on as statements or representations of fact. All measurements are approximate. Prospective tenants should verify the measurements and other information which is provided for guidance only. Cyngor Gwynedd do not undertake to accept the highest or any other offer.

INTRODUCTION

Tender bids are invited for the tenancy of the former lifeboat station located at Pwllheli's Outer Harbour.

LOCATION

Pwllheli is a coastal town on the Llyn Peninsula in Gwynedd and is the main market and retail centre for the peninsula. The town has road connections with the A497 east to Porthmadog and the A499 north to Caernarfon to connect to the A55 costal expressway. The town benefits from a railway station with services across Wales and to Birmingham and Shrewsbury.

The premises occupies a secluded location in Pwllheli's Outer Harbour in close proximity to various maritime businesses and a short distance from the town centre. The premises can be identified edged red on the attached plans.

DESCRIPTION

Formerly used as a lifeboat station, the premises is constructed of stone and has a pitched slate roof. The premises is a single storey building with a suspended mezzanine. The ground floor comprises of a storage area and toilet. The mezzanine contains a balcony, kitchen and office. Access can be gained to the front and rear of the property through bi-folding timber doors. The premises will benefit from a right to use the adjacent slipway.

MEASUREMENTS

The approximate measurements are as follows:

AREA	SQUARE METRES	SQUARE FEET
Ground floor	139.19	1,498
Mezzanine	62.97	678

LEASE

The premises is available on a Business Tenancy for a period of three years (exact date to be confirmed). The arrangements will be reviewed at the end of the three-year period and there is no commitment to extend or renew the tenancy beyond the three-year period.

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 monthly basis.

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

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USE

All planning enquiries should be directed to Cyngor Gwynedd's Planning Unit on 01766 771 000 or at cynllunio@gwynedd.llyw.cymru.

REPAIRS AND MAINTENANCE

The tenant will be fully responsible for the external and internal repair and maintenance of the premises.

INSURANCE

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

- Building Insurance for the full reinstatement value
- 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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating for the premises is D.

SERVICES

It is understood that the premises benefits from mains electricity, water and sewerage. Interested parties should seek clarification that service provisions are suitable for their own proposed use.

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 £1,065 (plus disbursements) 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.

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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

Viewings are strictly by appointment only through Cyngor Gwynedd's Estates Unit.

APPLICATION GUIDELINES

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

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

- 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 at [to let](#) or upon request from Cyngor Gwynedd's Estates Unit:

The closing date for applications is **12pm on Wednesday 19th August 2026**. 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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Adran Tai ac Eiddo

HEADS OF TERMS

Landlord	Cyngor Gwynedd of Swyddfeydd Y Cyngor, Stryd Y Jêl, Caernarfon, Gwynedd, LL55 1SH
Tenant	To be confirmed.
Landlord's Solicitors	Legal Service, Cyngor Gwynedd of Swyddfeydd Y Cyngor, Stryd Y Jêl, Caernarfon, Gwynedd, LL55 1SH
Tenant's Solicitors	To be confirmed.
Security of Tenure	This Lease shall be contracted out of the Landlord & Tenant Act 1954.
Premises	The premises identified as Former Lifeboat Station, Outer Harbour, Pwllheli, LL53 5AY and edged red on the attached plan for identification purposes only. For the purposes of clarity, a parcel of land extending to 15 meters from the building's southern elevation shall be included in the lease.
Rent	To be confirmed.
Rent Review	There will not be a rent review within the Term.
Value Added Tax (VAT)	VAT is not applicable to the rent paid.
Term	Three years.
Break Clause	The Landlord or the Tenant may break the Lease on the first anniversary by providing three months' written notice.
Permitted Use	To be confirmed.
Rights Granted to Tenant	The Tenant shall have a right of way with or without vehicles over the land cross-hatched yellow on the attached plan. The Tenant shall have a right to use the Landlord's slipway edged in green on the attached plan. The Tenant is strictly prohibited from using the Landlord's adjoining land other than for the rights granted.
Condition	The Premises is let in its current condition. The Landlord shall conduct a photographic survey prior to the commencement of the Lease.
Alterations	The Tenant shall not make any alterations to the Premises without the prior written consent of the Landlord's Estates Manager.

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Decoration	The Tenant must decorate the Premises within the last six months of the Term.
Fixtures and Fittings	The Tenant will not substitute or remove any of the Landlord's fixtures and fittings at the Premises without the Landlord's prior written consent and any such substituted fittings shall become the Landlord's property. The Tenant must replace any of the Landlord's fixtures and fittings in the Premises that are beyond repair.
Signage	The Tenant may erect appropriate signage on the exterior of the Premises subject to compliance with Planning regulations and the Landlord's prior written consent of the wording and design. All signs displayed must be bilingual - Welsh and English and provided at the Tenant's own cost.
Repairs and Maintenance	The Tenant shall keep the whole (exterior and interior) of the Premises in good condition and repair at all times.
Buildings Insurance	The Tenant shall insure the Premises for the full reinstatement value.
Public Liability Insurance	The Tenant shall hold Public Liability Insurance in respect of the Premises with a minimum cover of £10,000,000.00 (ten million pounds).
Electricity, gas, water, rates and other running costs	The Tenant shall pay all running costs relating to the Premises, including any costs relating to electricity, gas, water, drainage and rates assessed.
Alienation	Assignment, subletting or parting of the whole or any part of the Premises is strictly prohibited.
Statutory Compliance	The Tenant shall ensure compliance with all laws, statutes, orders and regulations affecting the Premises.
Legal Costs	The Tenant shall pay a contribution towards the Landlord's legal costs. These costs are currently estimated to be £1,065 (plus disbursements) but are subject to the complexity of the case and any revision of the Landlord's table of legal fees. The Tenant shall bear their own legal costs.
Indemnity	The Tenant shall protect and indemnify the Landlord from any cause or claim in relation to any harm, damage or loss to any person or persons in relation to the Premises.
Other Terms	All other terms and conditions common in leases of this nature.

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