

TO LET BY TENDER – CATERING VEHICLE
Land at North Quay by Pwllheli Harbour, LL53 5YR
February 2026



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



INTRODUCTION

Tender bids are invited for a Licence to Occupy land at North Quay by Pwllheli Harbour, LL53 5YR.

LOCATION

The premises is located by a recently refurbished shelter on a walkway by Pwllheli Harbour within walking distance of the centre of Pwllheli town and convenient parking amenities. The premises can be identified edged red on the attached plan.

DESCRIPTION

The land comprises of approximately 28.25m² of wooden decking which can be used to park a catering van during their Operating Hours. Cyngor Gwynedd are open to the possibility of more than one business being granted a Licence to operate on the premises, dependent on the nature of the business, operating hours and size of the vehicles.

North Quay, Pwllheli's characterful maritime surroundings, combined with its proximity to established leisure and commercial uses, make it an appealing pitch for a mobile catering unit looking to capitalise on Pwllheli's waterfront appeal and visitor economy. The quay is closely associated with Pwllheli Marina and waterfront, drawing a mix of local residents, boat owners, visitors and seasonal tourists throughout the year.

The location provides excellent visibility and natural footfall, particularly during peak seasons and local events, making it well suited to food and beverage traders. Nearby public car parking and convenient access from the town centre enhance accessibility for customers and operators alike.

LICENCE TO OCCUPY

The premises is available on a Licence to Occupy for a period of 3 years from the 27th of March, 2026. Any new agreement or extension will be made by agreement between both parties.

Fee

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

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

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

VALUE ADDED TAX

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

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USE

Operation of a catering vehicle 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.

SERVICES

Connections to water and electricity will be accessible to the Licensee at the premises. The cost of which shall be repayable to the Licensor who will be responsible for raising regular invoices for the Licensee's usage of the services.

INSURANCE

The Licensee 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 licensee'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

RATES

Non-domestic rates will be the responsibility of the licensee. 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 £345 towards Cyngor Gwynedd's legal costs (depending on the complexity of the case).

LANGUAGE POLICY

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

OTHER CONDITIONS

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

VIEWING

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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:

- 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 in the advertisement packet on the website or upon request from Cyngor Gwynedd's Estates Unit.

The closing date for applications is **12pm on Wednesday 11th of March, 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.

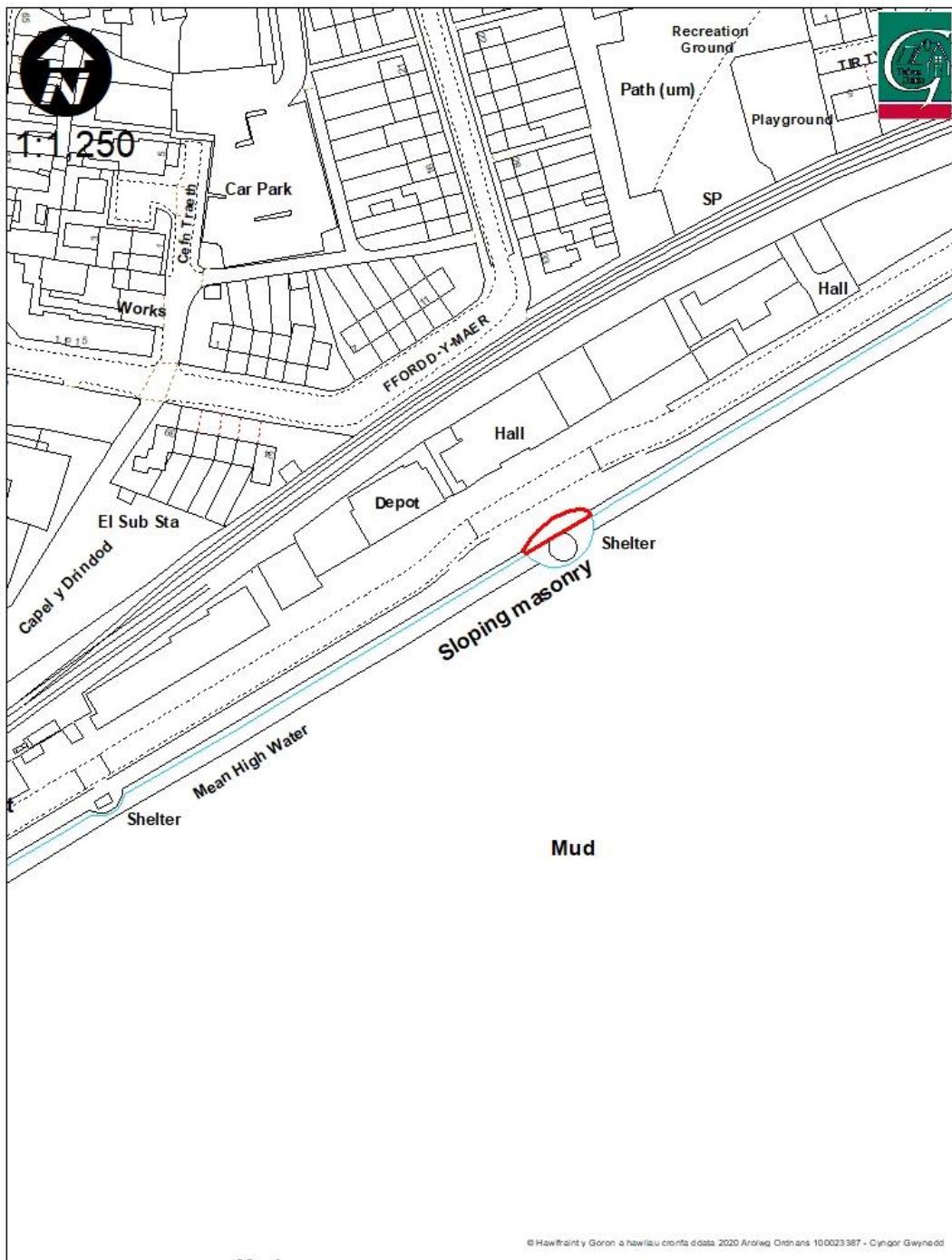
ENQUIRIES

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

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SITE PLAN



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