

## TO LET THROUGH TENDER

Storiel Cafe, Ffordd Gwynedd, Bangor, LL57 1DT  
October - 2025



Nid yw'r ddogfen yma yn ffurfio rhan o gynnyg nac o unrhyw contract. Bras fesurau yn unig a roddir yma. Dylai pob darpar denant fodloni eu hunain ynglŷn â'r mesuriadau a'r ffeithiau uchod. Nid yw Cyngor Gwynedd yn ymrwymo i dderbyn yr uchaf nac unrhyw gynnyg.

## **INTRODUCTION**

Tender application are invited for the tenancy of the cafe in Storiol, Bangor, Ffordd Gwynedd, LL57 1DT.

## **LOCATION**

The property is located in the Storiol museum's building between the Main Arts Building and Pontio of Bangor University and Bangor city center, and is within walking distance of both parts of the city. The building is ancient but renovated to a high standard, and includes a museum, shop, toilets, function room and offices, with a car park, lawn and play area conveniently located outside. The site can be identified edged red on the attached plan.

It is possible for the public to hire rooms within the building and the landlord would direct any request for catering within these rooms to the successful tenant in the first instance.

## **DESCRIPTION**

The cafe measures approximately 58m<sup>2</sup> and is an open, light room with a high ceiling with decorative features, large windows, and with all the walls and ceiling plastered and painted. The room is divided into two by a serving counter, with the kitchen part containing an anti-slip floor, a stainless steel counter, a sink, and the appliances listed below which have all been PAT tested:

- Glass Sanitiser
- Coffe machine
- Hot water machine
- 3 fridge
- Freezer
- Chiller counter
- Microwave
- Jacket Potato oven

The cafe area includes wooden floors, cupboards with crockery in them, and cafe furniture including tables, chairs, sofas and benches.

A tenant could add any additional equipment they wished, and Storiol would be open to discuss changing the existing furniture.

The tenancy comes with use of an additional external area measuring approximately 76m<sup>2</sup> edged green on the site plan, which is tarmacked land surrounded by shrubs and a willow fence to be privatized from the lawn, which can be used as an external seating area for the cafe.

## **LEASE**

The property is available on a Business Tenancy for a period of three years starting on a date to be agreed between the parties. Any new agreement or extension will be agreed between the two parties.

Nid yw'r ddogfen yma yn ffurfio rhan o gynnig nac o unrhyw gontract. Bras fesurau yn unig a roddir yma. Dylai pob darpar denant fodloni eu hunain ynglŷn â'r mesuriadau a'r ffeithiau uchod. Nid yw Cyngor Gwynedd yn ymrwymo i dderbyn yr uchaf nac unrhyw gynnig.

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## **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 quarterly in advance.

The first two quarters will be free of charge with the first quarterly payment payable on the beginning of the third quarter..

## **VALUE ADDED TAX**

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

## **USE**

Operatig a cafe within the Storiell building during the building's opening hours only (9-5 Tuesday to Saturday), with any additional hours to be agreed with the landlord following the initial 6 months of the tenancy.

## **CLEANING, REPAIRS AND MAINTENANCE**

The tenant will be responsible for the cleaning, repair and maintenance of the premises, including the external area.

## **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**

Water and electricity supply will be available and the tenant will be invoiced for 5% of the entire building's cost for these services by the landlord. The tenant is responsible for arranging any other services at their own expense and with the permission of the landlord.

## **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](mailto:trethiannomestig@gwynedd.llyw.cymru).

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## LEGAL COSTS

The successful applicant will be required to contribute £1,030 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, with the Welsh to be displayed first.

## 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.

## 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
- Example menu

The business plan and menus shall be assessed on the following basis:

Vision of how the services is intended to be offered	25
Details of local produce and healthy eating	15
Previous experience and staff intended to be employed	15
Staffing structure and service continuity plan	15
Menu intended to be provided including prices	15
A sense of place and use of the Welsh language	15
<b>Total</b>	<b>100</b>

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 packet or on request by Cyngor Gwynedd's Estates Unit.

The closing date for applications is the 20<sup>th</sup> of October, 2025. You should e-mail [stadau@gwynedd.llyw.cymru](mailto: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.

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## **FULFILMENT OF THE TENDER**

Each tenderer should visit the property, 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 AND VIEWING**

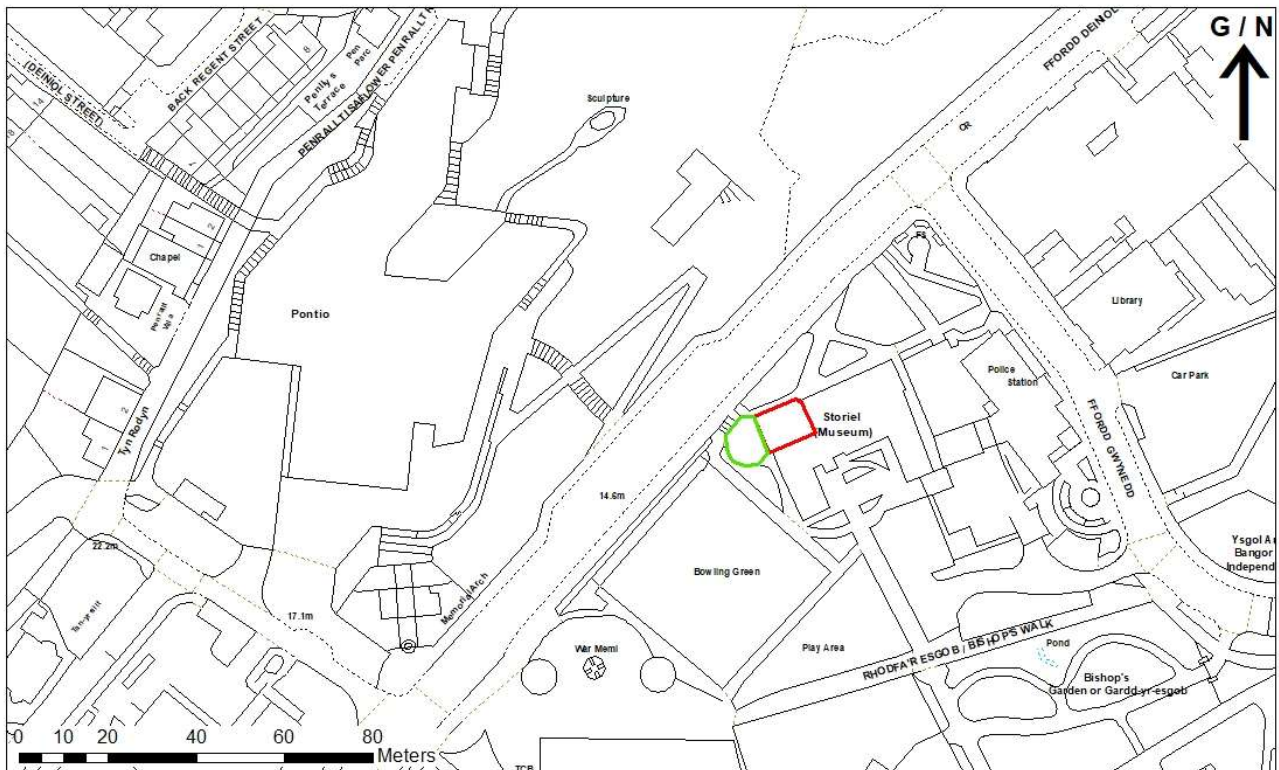
For enquiries and/or to arrange a viewing, please contact Lleucu Myrddin at the Estates Unit on 01766 771 000 or at [stadau@gwynedd.llyw.cymru](mailto:stadau@gwynedd.llyw.cymru).

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# Adran Tai ac Eiddo

## SITE PLAN



Cynllun: **Storiol, Ffordd Gwynedd, Bangor**

Plan:

Graddfa / Scale @ A4:

1:1,000

© Hawlfraint y Goron a Hawliau Cronfa Ddata 2020 Arolwg Ordnans 100023387 – Cyngor Gwynedd

Dyddiad: 20/08/2025  
Date:

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Age Group	Percentage
18-24	15%
25-34	25%
35-44	20%
45-54	10%
55-64	25%
65-74	15%
75-84	10%
85+	10%

# FLOOR PLAN

The floor plan shows a building layout with several rooms and corridors. A red rectangle highlights a specific area in the upper left. The rooms are labeled as follows:

- A-G007: Cafi Ffwrdd 4.6.57 (Room 54)
- A-G007A: Rheolwr Cofrestr 1.26 (Room 55)
- A-G0011: Ystafell Sevier Ystafell L.T 1.2 (Room 56)
- A-G009: Sŵn Cychredol 1.1.57 (Room 53)
- A-G002A: Derbynnia Cychredol 2.4 (Room 52)
- A-G002: Derbynnia Cychredol 3.1.52 (Room 51)
- A-G004: Adran Adrodd Adrodd 1.2.58 (Room 50)
- A-G004A: Swyddfa Swyddfa 1.3 (Room 49)
- A-G004B: Sŵn Cychredol 4.3.58 (Room 48)

Corridors and other areas are labeled with 'A/G Cof' and 'UP'.

