

Llanrug - Y Foelas, Station Road, Caernarfon LL55 4BE
15-Bed Former Care Home (C2) to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Llanrug - Y Foelas, Station Road, Caernarfon LL55 4BE

15-Bed Former Care Home (C2) to Rent



Property Features:

- Comprises 15-bed detached care home (C2)
- Benefits from parking and garage at rear
- VAT is NOT applicable to this property
- Located in the popular village of Llanrug, approx. 4 miles from the coastal resort town of Caernarfon with its 13th Century Castle, multiple shopping facilities and beaches.



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Property Description:

Comprises substantial detached care home with large parking and single car garage at rear. The property has been fully refurbished in 2023 and provides the following accommodation and dimensions:

Ground Floor: 214 sq m (2,303 sq ft)

5 bedrooms, kitchen, dining, lounge, conservatory, office, store, bathroom, 3 wc's

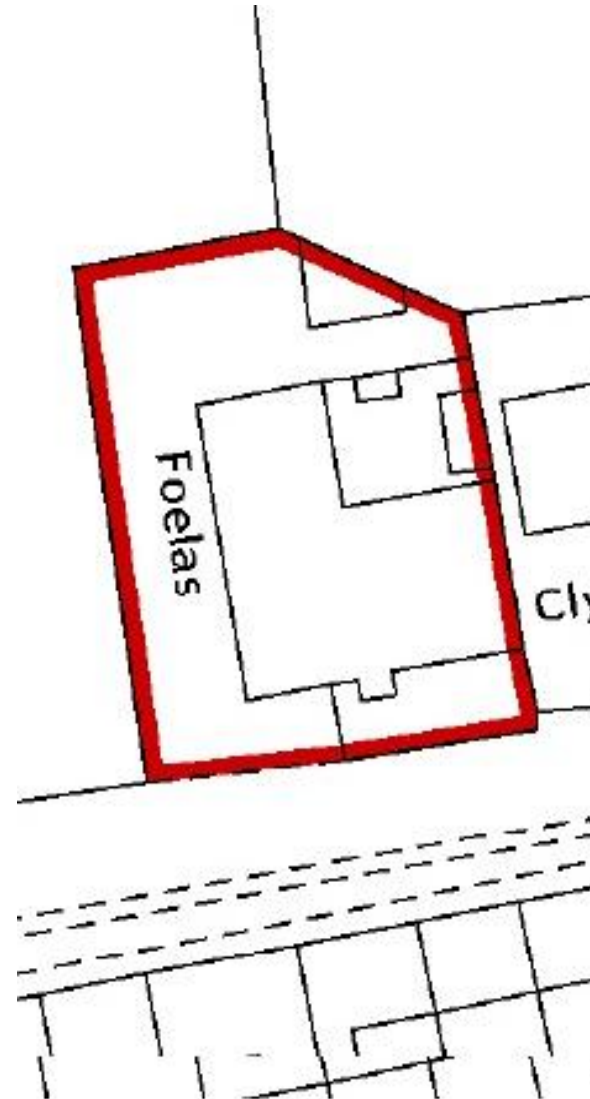
First Floor: 176 sq m (1,894 sq ft)

8 bedrooms, kitchen, lounge, 2 bathrooms, 2 wc's

Second Floor: 42 sq m (455 sq ft)

2-bedrooms, bathroom

Total GIA: 432 sq m (4,652 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £2,884.62 per week (PCM: £12,500)

Deposit: £37,500 (3 Months)

Rateable Value:

Rateable Value - TBC

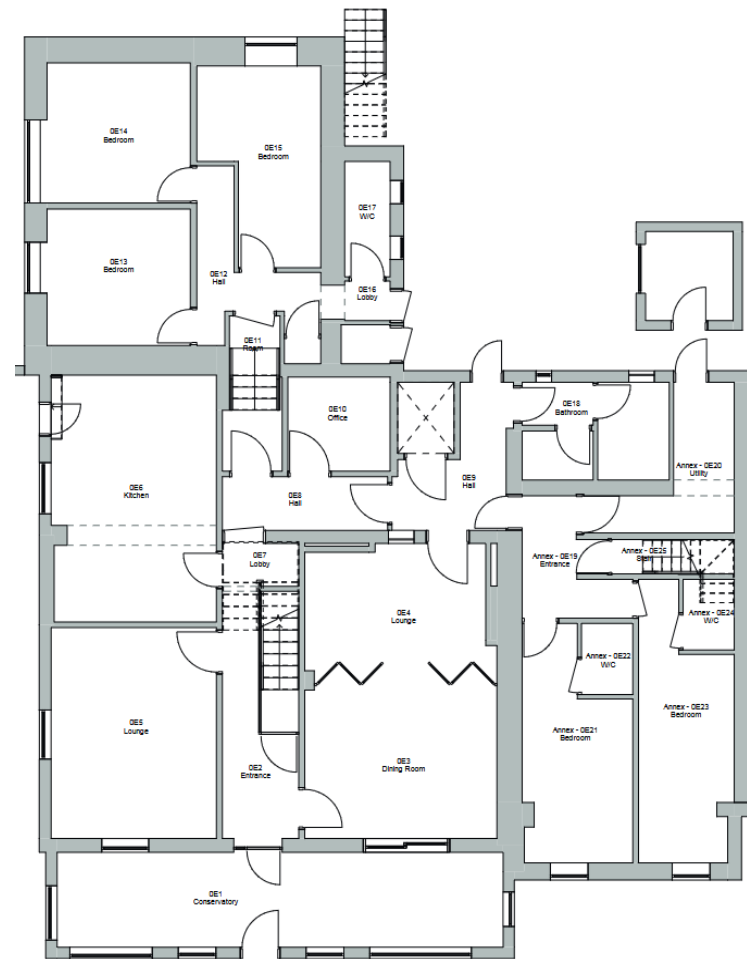
Rates Payable - TBC

EPC:

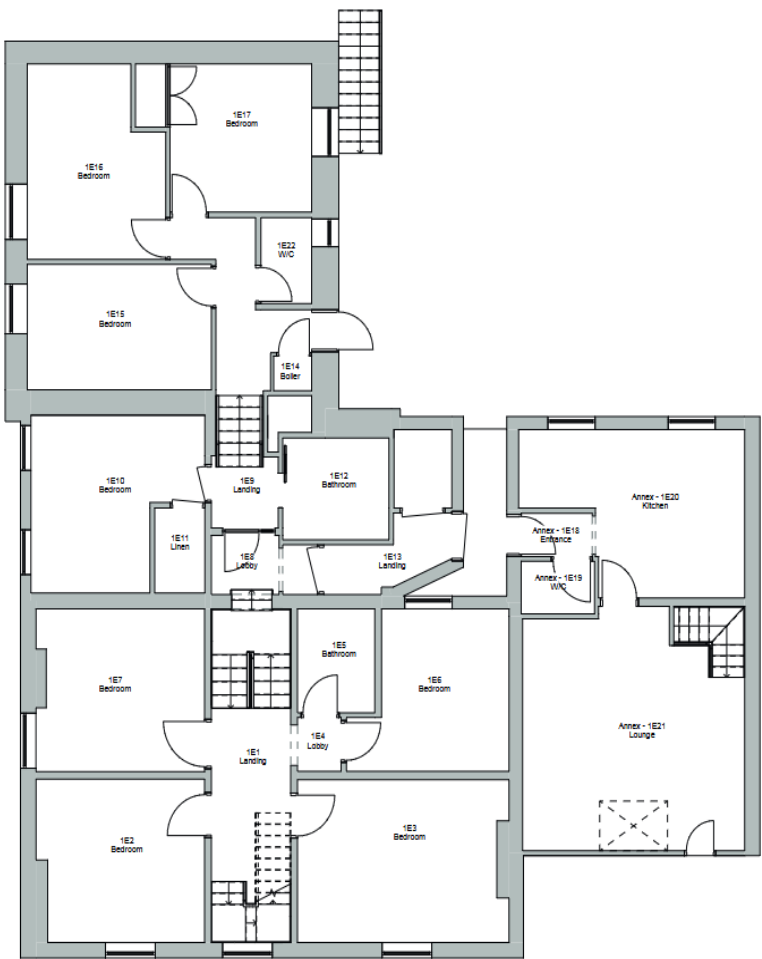
The property benefits from a B Rating. Certificate and further details available on request.



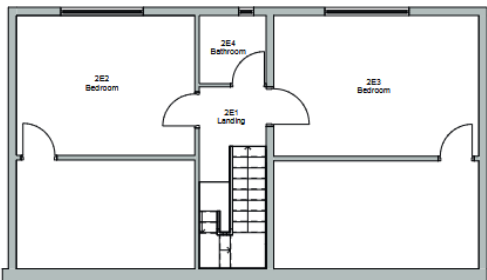
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Ground Floor



First Floor



Second Floor

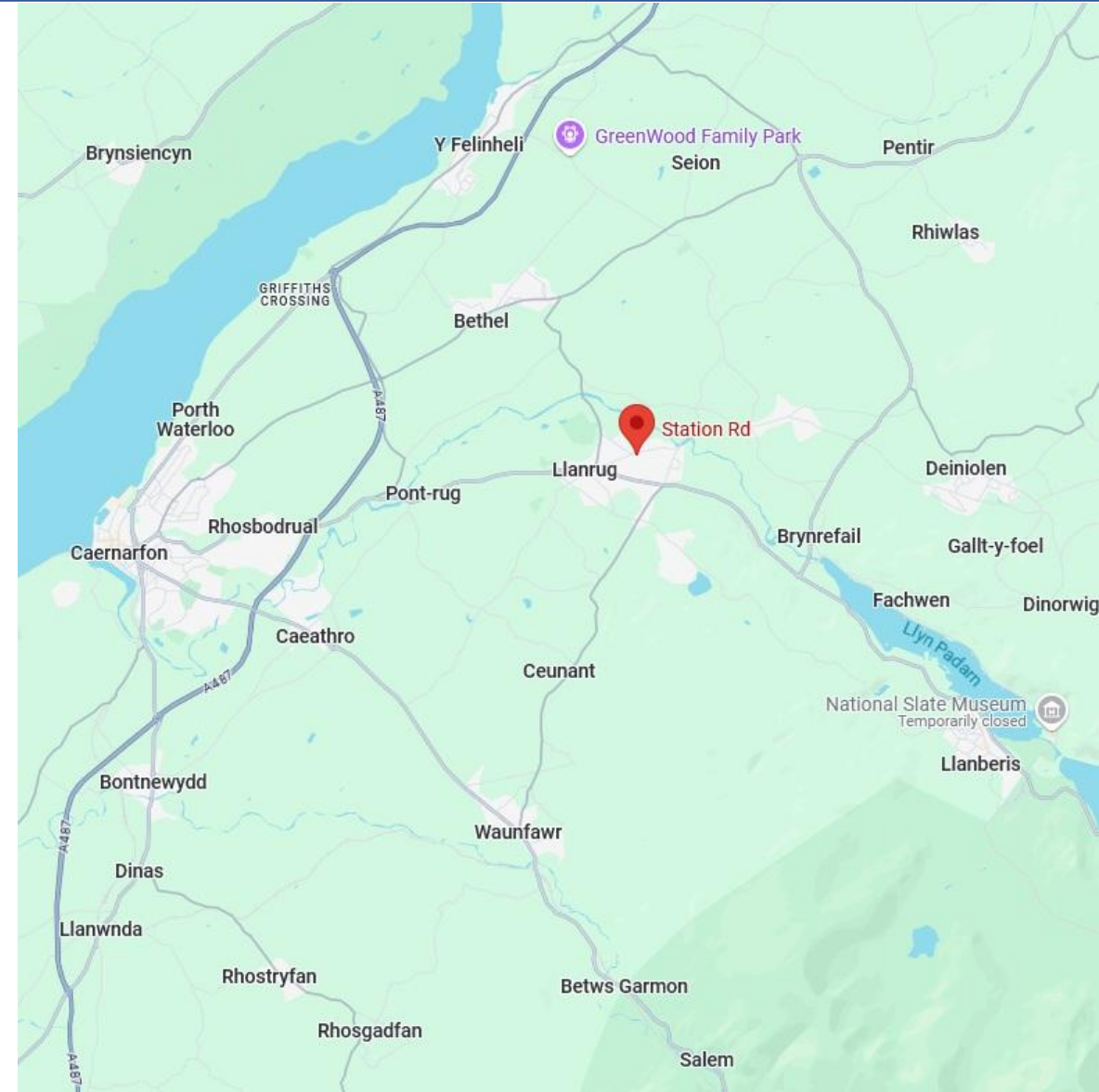
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Location:

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

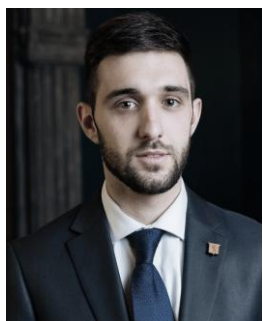


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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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