

# TO LET

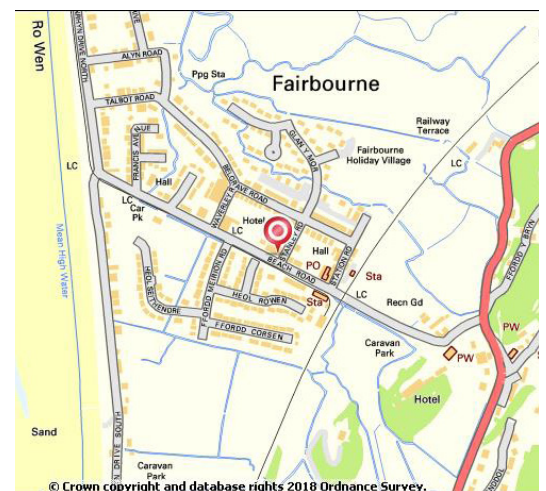
SPRINGFIELD HOTEL, BEACH ROAD,  
FAIRBOURNE, GWYNEDD COUNTY  
LL38 2PX

Halls<sup>1845</sup>  
COMMERCIAL



Substantial hotel and restaurant benefitting from generous on-site car parking

- Huge scope for further growth
- 20 letting rooms
- Multiple bars
- Potential for increased food sales
- Large function suite
- Benefitting from year round local and tourist trade



Rent: On application

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01743 450 700

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### LOCATION

The property is situated in the seaside village Fairbourne on the coast of Barmouth Bay, to the south of the estuary of the river Mawddach in Gwynedd, surrounded by the Snowdonia National Park.

The property occupies a prominent position on Beach road in close proximity to village facilities, the narrow gauge railway; and beach.

### DESCRIPTION

The property currently includes 2 bar areas, a dining/sunroom, function room, kitchen, office and wc's at ground floor level, with scope for a further bar and up to 20 guest rooms at first and second floor level.

To the rear a former sports bar/function room at ground floor level, with separate access to a substantial self-contained staff accommodation at first floor level.

The property includes a substantial adjoining car-park and rear garden area.

### RENT

On application.

Payable quarterly in advance.

### TENURE

The property is offered to let on a new Tenants Internal Repairing and Insuring Lease for a term to be negotiated. Flexible terms and incentives available. The lease will be granted outside the Landlord and Tenant Act 1954 Part 2.

The property is available to let in its entirety and will be subject to Landlord repairs to the external fire exit/staircase.

### RATEABLE VALUE

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential relief available with the Local Authority.

### EPC

The property has an EPC rating of D(90).

### PLANNING

We are verbally advised by the Local Authority that the property has consent for hospitality use within Class C1 of the Town & Country Planning (Use Classes) Order 1987. The property would lend itself to a variety of uses subject to statutory consents.

### LEGAL COSTS

The incoming tenant is to be responsible for the landlord's legal costs incurred in respect of the granting of the new lease.



### SERVICES

We understand that mains water, drainage, gas and electricity are connected to the property. Oil fired central heating is currently in place.

However, we have not tested any services and tenants are to be responsible for services provided.

### VAT

All figures and rents quoted in these particulars are exclusive of VAT.

### FINANCIAL ACT 1989

All figures are quoted exclusive of VAT. Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction.

### LOCAL AUTHORITY

Gwynedd Council, Shirehall Street,  
Caernarfon LL55 1SH

### VIEWING

Strictly by prior arrangement with the Letting Agents. For more information or to arrange a viewing, please contact:

Huw Bevan

M: 07795486267

E: huwb@halls.gb.com



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