

Llanrug - Y Foelas, Station Road, Caernarfon LL55 4BE
Freehold Care Home Investment



BLUE ALPINE

PROPERTY CONSULTANTS



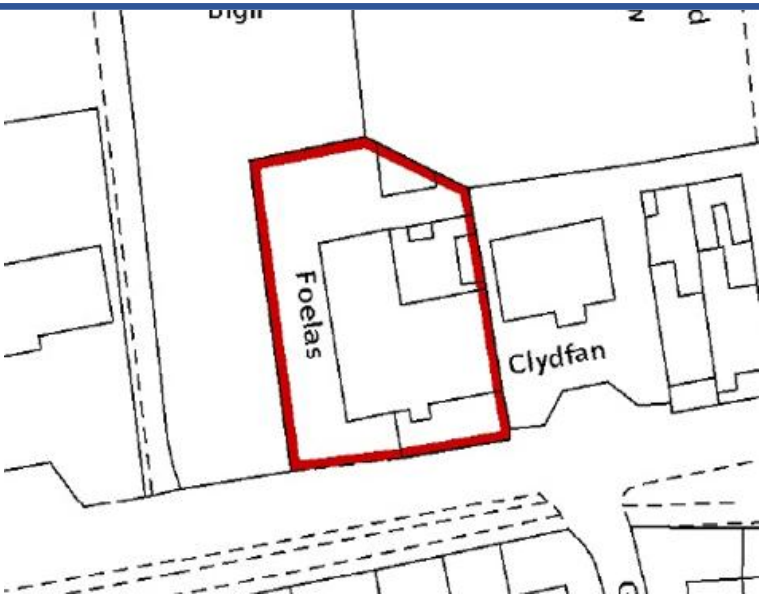
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Investment Consideration:

- Purchase Price: £250,000
- Rental Income: £50,000 p.a.
- Gross Initial Yield: 20.00%
- VAT is NOT applicable to this property
- Comprises detached care home with parking and garage at rear
- Future redevelopment potential for multiple dwellings (C3) or educational/healthcare premises STTP
- Tenant has option to purchase the property at strike price of £400,000 on or before the 21.01.2027 and completion deadline is 10 working days from exercising the option.
- 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.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Y Foelas (Ground, First & Second Floor)	Ground Floor: 214 sq m (2,303 sq ft) First Floor: 176 sq m (1,894 sq ft) Second Floor: 42 sq m (455 sq ft)	Hilda's Trading Ltd t/a Care Home	10 years from 22 January 2026	£50,000	Note 1: FRI Note 2: Rent review on 22.01.2031 linked to RPI Note 3: No break clause Note 4: Rent deposit held of £12,500 Note 5: Lease within the Landlord and Tenant Act 1954. Note 6: Tenant has option to purchase the property at strike price of £400,000 on or before the 21.01.2027 and completion deadline is 10 working days from exercising the option.
Total				£50,000	

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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, ancillary, bathroom

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

Tenancy:

The property is at present let to Hilda's Trading Limited t/a care home for a term of 10 years from 22nd January 2026 at a current rent of £50,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 22.01.2031 linked to RPI. No break clause. Rent deposit held of £12,500. Lease within the Landlord and Tenant Act 1954.

*Tenant has option to purchase the property at strike price of £400,000 on or before the 21.01.2027 and completion deadline is 10 working days from exercising the option.

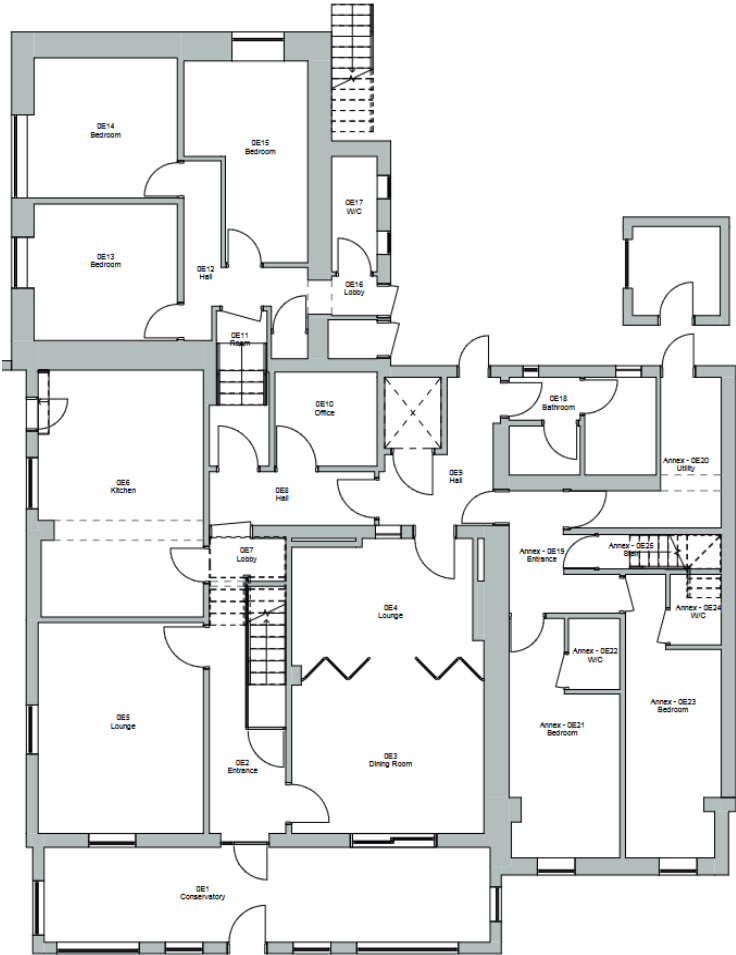


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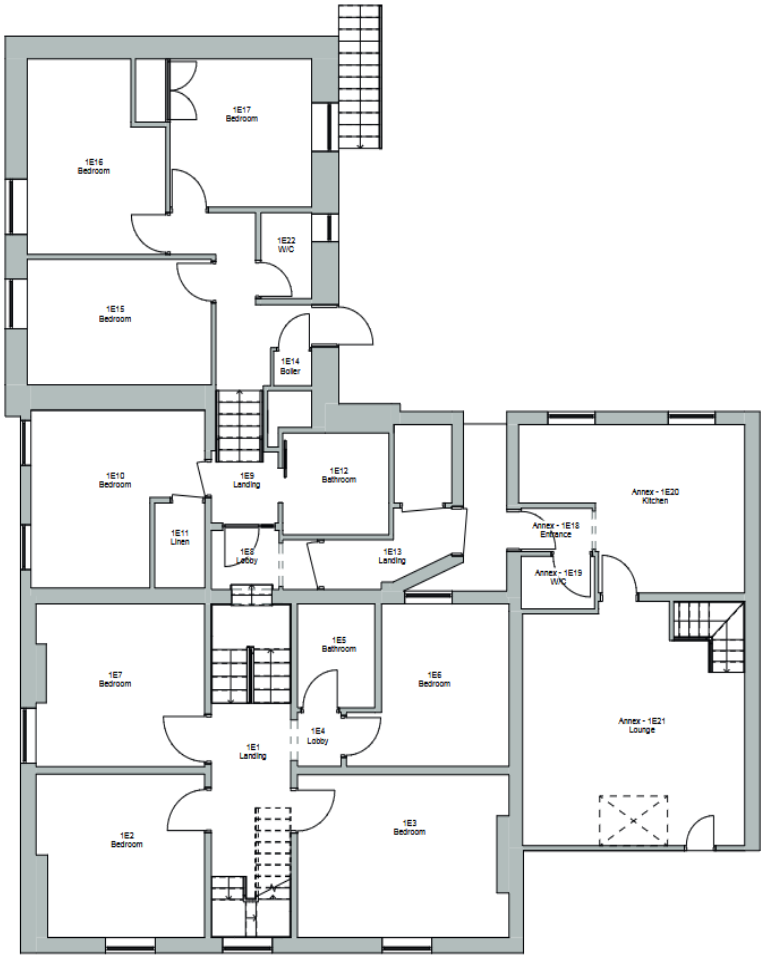
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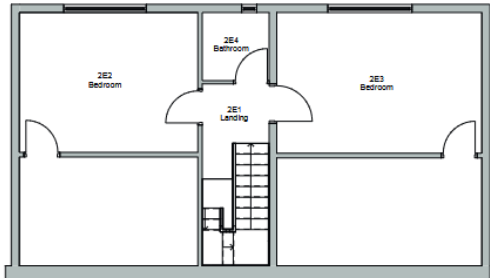
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Ground Floor



First Floor



Second Floor

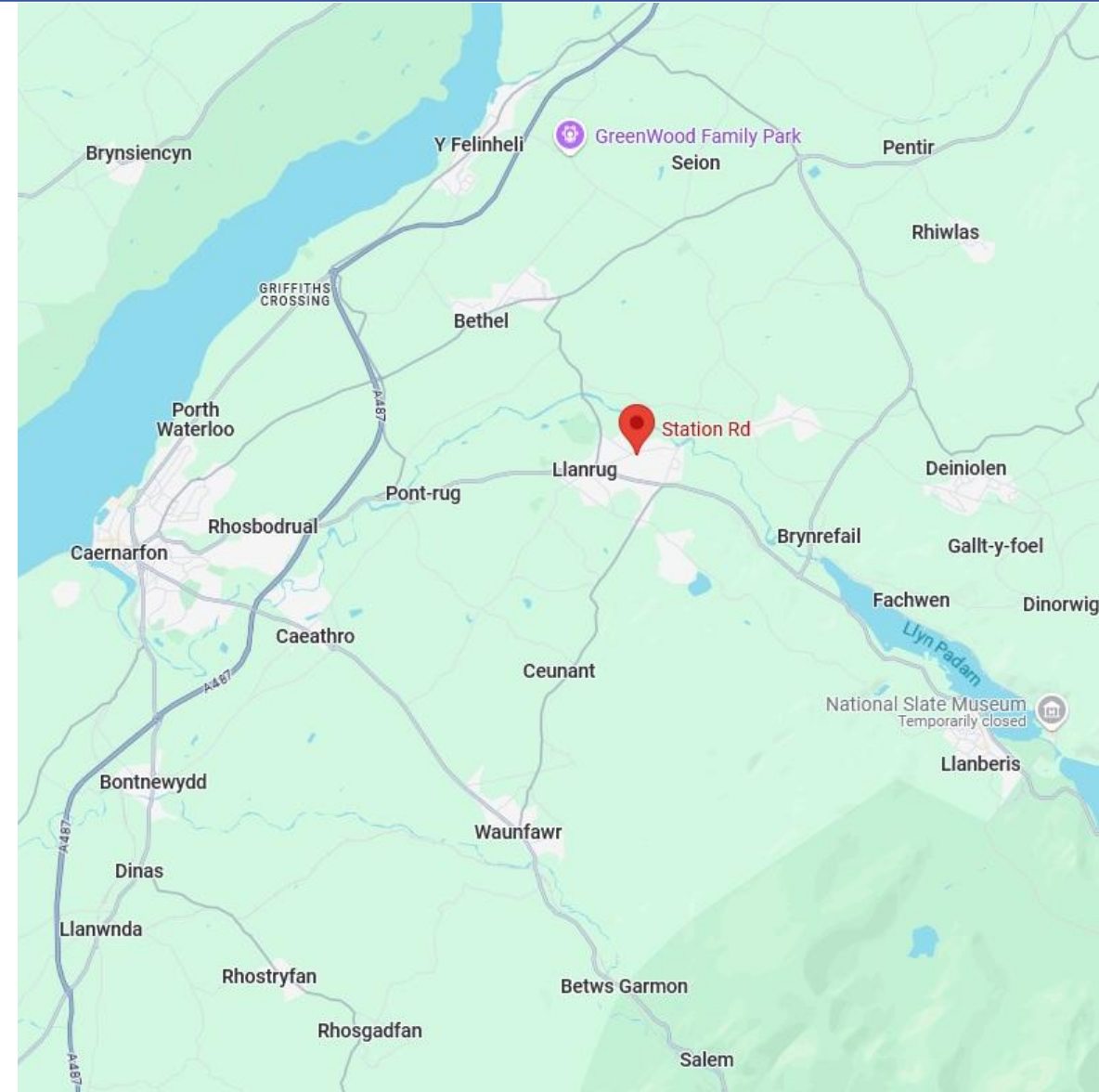
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Location:

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:

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