

# Offered for Sale: Industrial Dairy Unit for Sale



St. Beuno's Dairy, The Old  
Crown Buildings, Cromlech  
Fields, Y For, Pwllheli  
LL53 6UW

GUIDE PRICE:  
£740,000

Middleton Barton Valuation are instructed to offer for sale a premises comprise a refurbished industrial building which has been upgraded to provide a bespoke food production/dairy facility.

- The property extends to 1,628 sqm (17,500 sq.ft.).
- The property is primarily owner occupied, however 355 sqm (3,284 sq.ft.) has been leased to Daffodil Foods Limited for a 5 year term from 1st June 2021, for an initial passing rent of £16,420 per annum.

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**MBV**  
mbvaluation.com

## Location

St. Beuno's Dairy, The Old Crown Buildings, Cromlech Fields, Y For, Pwllheli LL53 6UW. The property is located in a rural location on the Llyn Peninsula in North Wales. The property is situated 26 miles south of Bangor and the A55 North Wales Expressway. The property is located 85 miles from Chester and the national motorway network via M56 motorway. The property is located in a small industrial estate on the edge of the village of Y Ffor in a predominantly rural area. The property is situated 3 miles from Pwllheli and 11 miles from Porthmadog. Local land uses are primarily agricultural however the locale enjoys a significant seasonal tourist trade.

## Description

The property has been upgraded to provide food grade internal finishes to the production areas and associated facilities. The property was originally constructed in 1972, with extensions being undertaken in 1982 and 2011. The property is of a typical industrial property construction under a sheet roof

The accommodation extends to 1,628 sq.m. (17,500 sq.ft.) and is made up of:

- Office Accommodation;

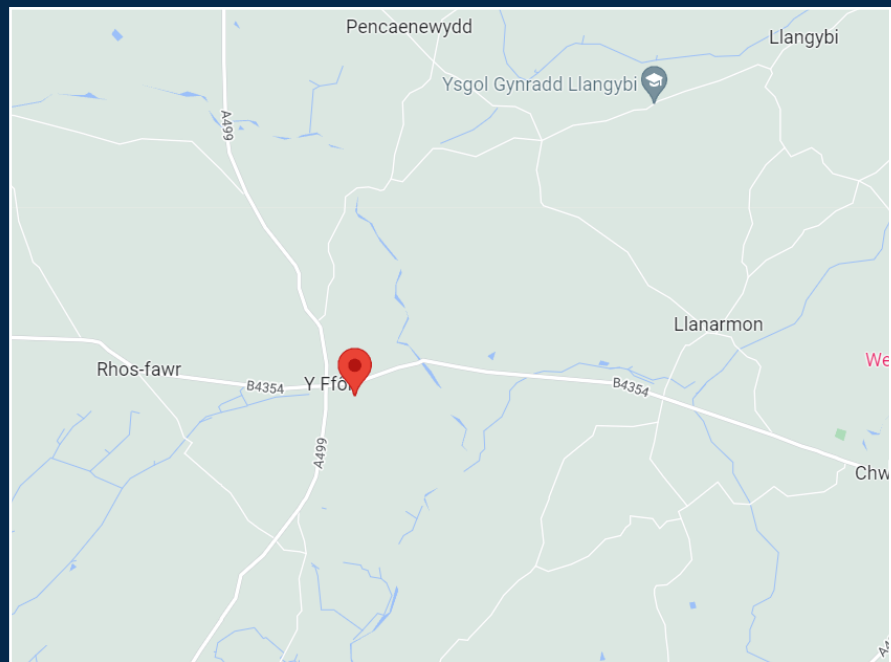
- Food Standard Production Areas;
- Staff Facilities; and
- Plant, Mechanical and Electrical Installations

## Tenure

Freehold.

## Further Information:

Contact Tom Duckworth on 0161 2172727 or Email: [tom@middletonbarton.com](mailto:tom@middletonbarton.com).



### Important Notice:

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