



# eiddo ar osod

galeri caernarfon

lleoliad | location

40 Bridge Street Caernarfon

llawr | floors

3

ers 1992, mae ein cwmni wedi bod yn ymrwymedig i adfywio adeiladau segur ac anghofiedig yn ganol tref Caernarfon. Dros y blynyddoedd, rydym wedi rhoi bywyd newydd i fwy na ugain o eiddo, sydd bellach yn gartref i gymysgedd bywiog o fusnesau ac unedau preswyl – o siopau a gweithdai i gaffis, swyddfeydd a thai. Mae'r eiddo hyn yn rhan annatod o economi leol Caernarfon, ac yn cyfrannu at fywiogrwydd y dref.

ar hyn o bryd, mae gennym eiddo ar gael i'w gosod – cyfle gwych i ymuno â chymuned greadigol a mentrus sy'n ffynnu yng nghanol hanes a diwylliant y dref.

since 1992, our company has been committed to revitalising neglected and unused buildings in the centre of Caernarfon. Over the years, we have breathed new life into more than twenty properties, which are now home to a vibrant mix of businesses and residential units – from shops and workshops to cafés, offices, and houses. These properties form an integral part of Caernarfon's local economy and contribute to the town's energy and character.

we currently have a property available to let – a great opportunity to join a creative community thriving in the heart of the town's rich history and culture.

## rhent | rent

rhent blynyddol / annual rent = £5880 + VAT

rhent misol / monthly rent = £490 + VAT

term y les / lease term = 7 mlynedd / years (-1 diwrnod/day)

gyda cymal torri blynyddol / with annual break clause

## costau gwasanaeth misol | monthly service charge

cynhaliad offer tân / trydanol

maintenance of fire safety & electrical systems

## cyfrifoldeb y tenant | tenant's responsibility

trydan

gwresogi

trethi (busnes / dŵr ayyb)

cysylltu llinell ffôn / y wê

yswiriant yr adeilad

electricity

heating

rates (business / water etc)

telephone line connection / broadband

building insurance

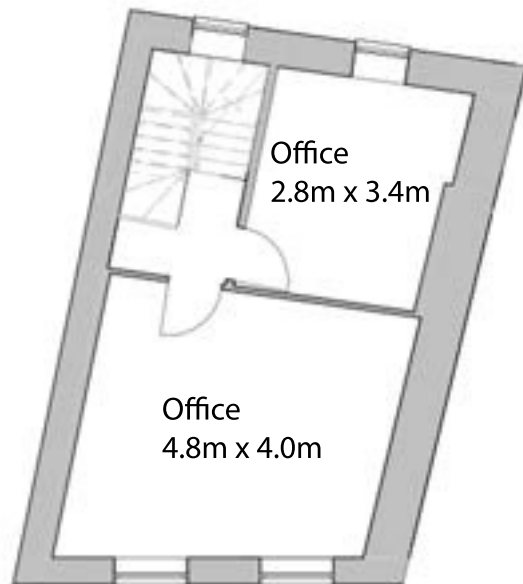


## Caernarfon LL55 1AF

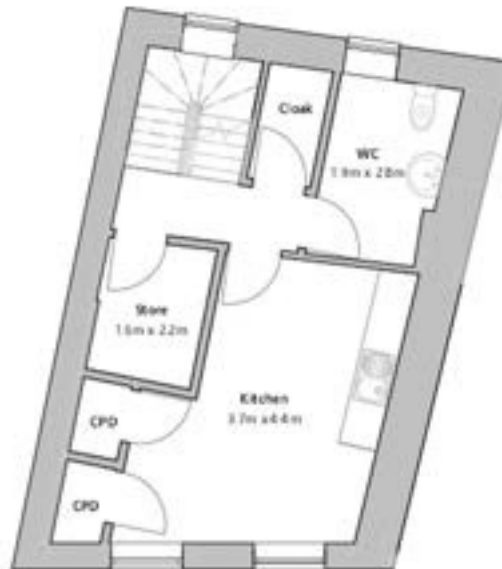
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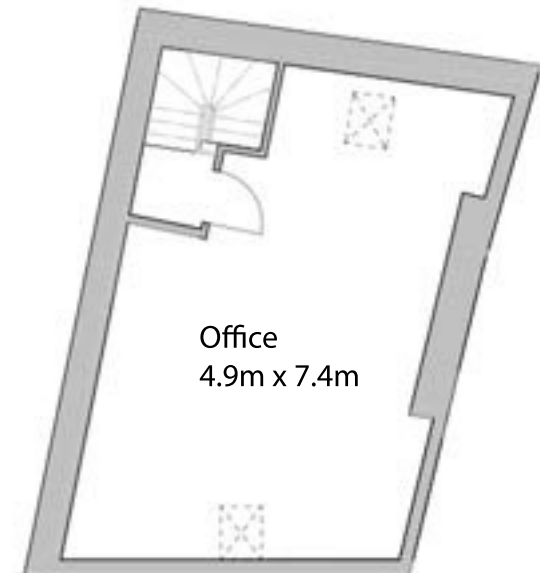
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First Floor 01  
1 : 100



Second Floor 02  
1 : 100



Third Floor 03  
1 : 100