

THE OLD COURTHOUSE

Castle Ditch, Caernarfon, Gwynedd, LL55 2AY

FREEHOLD: £550,000 | REF: 5665021

CHRISTIE & CO

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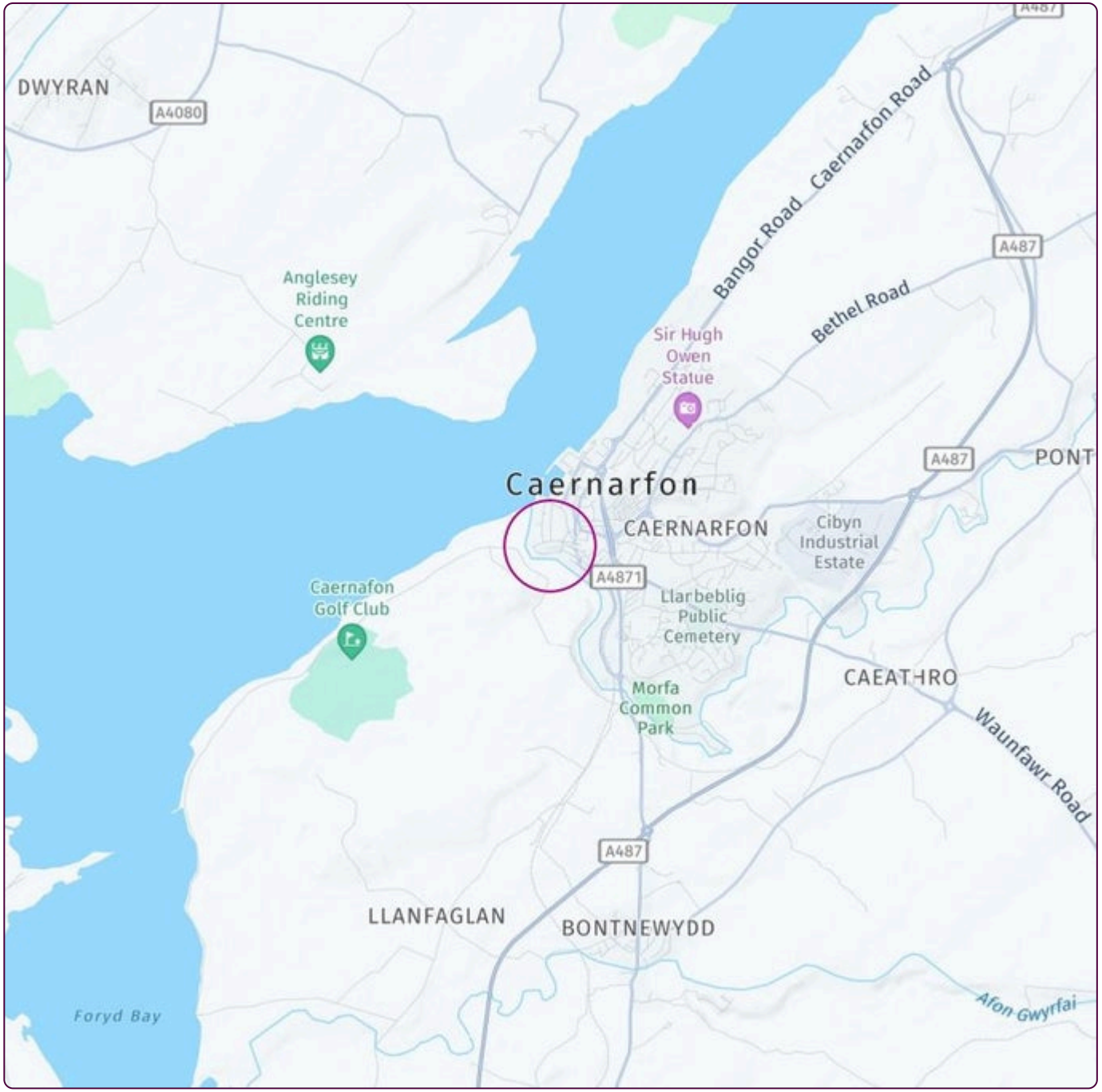
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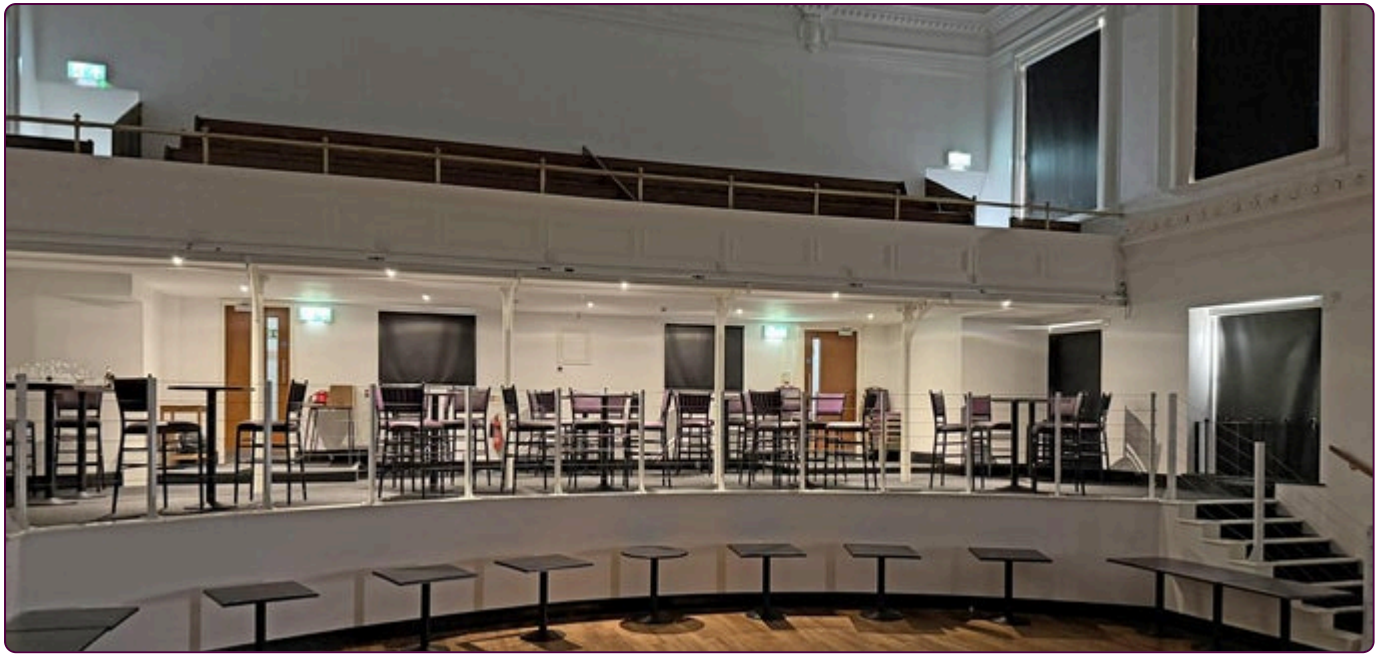
KEY HIGHLIGHTS

- Historic Landmark Location
- Grade I Listed
- Versatile Event Space
- Restaurant & Bar
- Development Opportunities
- EPC Rating D

LOCATION

The Old Courthouse occupies a prime position within Caernarfon's historic town walls, directly facing the iconic Caernarfon Castle - a UNESCO World Heritage Site. Just 200 metres from the main visitor entrance, the property is steps away from the town centre, the harbour, and the Menai Strait, offering stunning views toward Anglesey.









DESCRIPTION

This neo-classical former courthouse is an exquisite Grade I listed building, boasting a symmetrical seven-bay frontage and a tetrastyle portico with Doric columns. Extensively refurbished, the property has been transformed into a mixed-use entertainment venue, incorporating a live theatre, elegant restaurant, and bar facilities. Its design and layout make it ideal for a wide range of uses, including conferences, weddings, private functions, and day-to-day dining.

THE OPPORTUNITY

The Old Courthouse presents a rare chance to acquire a landmark property in a thriving tourist destination. Its proximity to Caernarfon Castle ensures high footfall, while its existing facilities provide immediate operational potential for hospitality, events, or cultural ventures.

INTERNAL DETAILS

On the ground floor, the left-hand side of the property houses The Bench Restaurant - a light-filled, double-height space with intricate plaster coving, seating approximately 60 covers, and a bar servery to the rear. To the right-hand side is the most striking feature: a 250-seat theatre with a mezzanine gallery accommodating 50 guests. This level also includes a fully equipped catering kitchen and customer toilets.

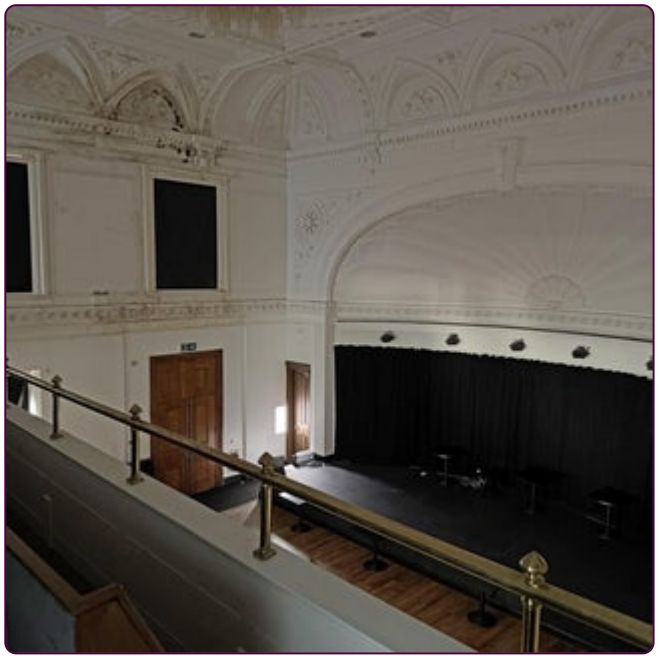
The basement provides additional storage and dressing rooms, along with the Witness Room Bar Lounge and Green Room, which can host up to 60 guests.

The first and second floors offer approximately 1,502 sq ft of space suitable for conversion into private living accommodation or letting bedrooms.

DEVELOPMENT POTENTIAL

Beyond its current configuration, the property offers scope for further adaptation, subject to planning consent. Options include boutique accommodation, expanded dining concepts, or enhanced event facilities. The Grade I listing ensures architectural integrity while allowing creative reuse for an experienced operator seeking a unique venue in North Wales.











BUSINESS RATES

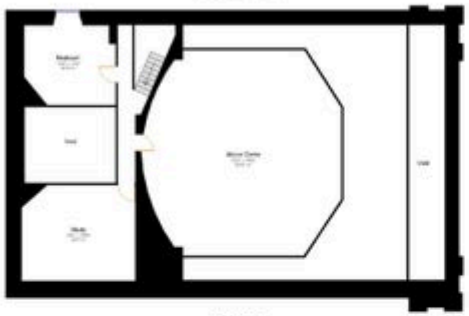
The Rateable Value is £19,500 with effect from April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

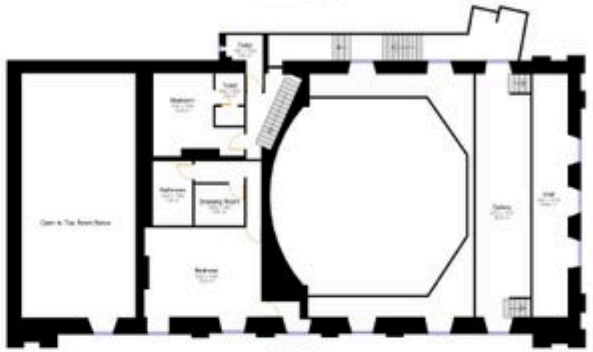
Premises Licence



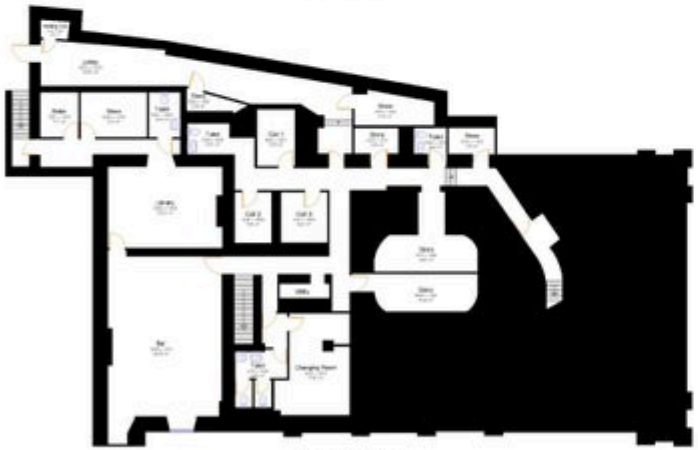




2nd Floor



1st Floor



Lower Ground Floor



Ground Floor

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Project

Floor Plans

The Old Courthouse
Castle Ditch
Caernarfon
Gwynedd
LL55 1AY

Drawing No: BBB -20 -JWL -20
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: @A1

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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