



CASTELL

33 Castle Square, Caernarfon, Gwynedd, LL55 2NN

LEASEHOLD: £70,000 | ANNUAL RENT: £59,219.47 | REF: 5652105

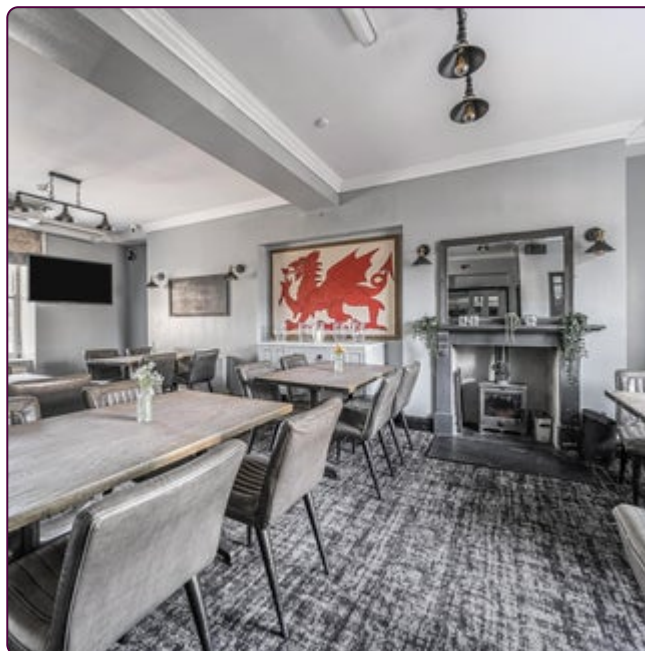
KEY HIGHLIGHTS

- Central location overlooking main square
- 11 letting rooms
- Function room
- Good mixture of local and tourism trade
- Potential for further rooms
- EPC Rating D

LOCATION

Y Castell (The Castle Hotel) enjoys a prime central position overlooking Caernarfon's bustling town square. Just steps away lie two of the town's most iconic landmarks - Caernarfon Castle and the picturesque harbour - making this a highly desirable location for both locals and tourists. The property benefits from excellent footfall and visibility in one of North Wales' most historic and visited towns.





DESCRIPTION

Built circa 1827 and originally serving as the town's post office, Y Castell is an imposing and characterful building that now operates as a thriving town-centre pub, restaurant, and guesthouse. Its grand façade and elevated first-floor views across the square add to its appeal, while its loyal customer base reflects its strong reputation in the community.

INTERNAL DETAILS

The ground floor houses a welcoming bar area alongside a separate restaurant space with seating for approximately 25 covers and fully fitted commercial kitchen. Upstairs, a spacious function room offers elevated views across the square, ideal for events and private gatherings. The property includes 11 well-appointed letting rooms and a one-bedroom manager's flat, providing comfortable accommodation for guests and staff alike. The existing 11 letting rooms offer immediate income potential, with scope to expand further. Planning permission (now expired but easily renewable) was previously granted for five additional rooms and a south-facing balcony at the rear, which would offer stunning views of the Menai Strait, Snowdonia, Caernarfon Harbour, Anglesey, and the castle - visited by over a million people annually.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

LETTING ACCOMMODATION

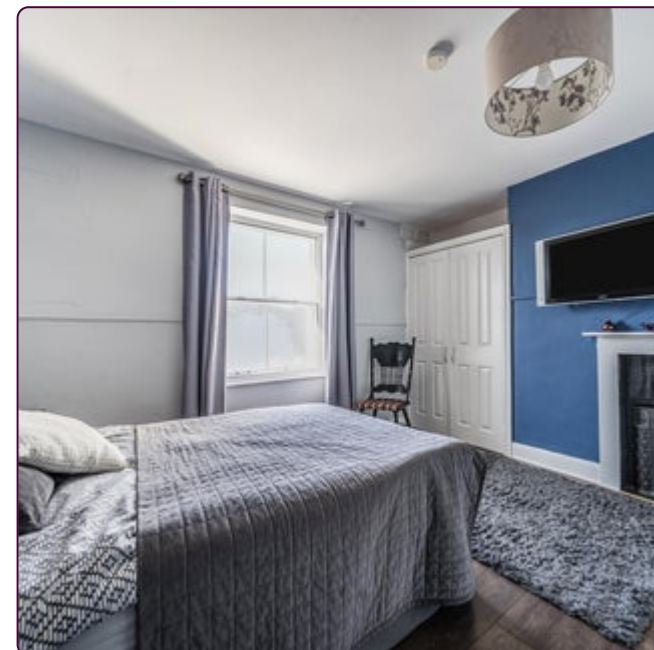
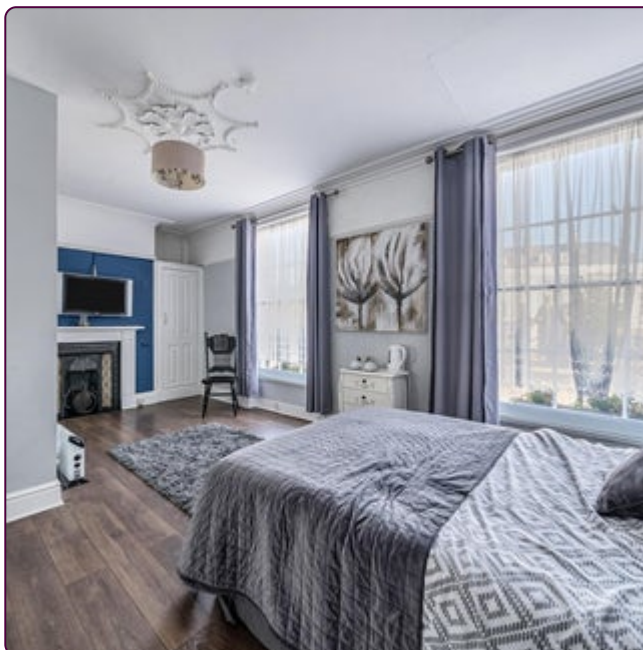
The existing 11 letting rooms offer immediate income potential, with scope to expand further (subject to planning) with five additional rooms and a south-facing balcony at the rear, which would offer stunning views of the Menai Strait, Snowdonia, Caernarfon Harbour, Anglesey, and the castle - visited by over a million people annually.

EXTERNAL DETAILS

Outside Seating Area (20 covers).

OWNER'S ACCOMMODATION

One bedroom managers flat.





THE OPPORTUNITY

Y Castell presents a rare opportunity to acquire a well-established hospitality business in a landmark location. With scope to expand the accommodation offering and enhance outdoor seating (currently 20 covers with bench seating), new owners can build on a solid foundation. The sale is prompted by the current owner's ill health, having successfully operated the business since 2011. This is a chance to take forward a much-loved venue with significant growth potential.

TRADING INFORMATION

For further information please visit
<https://www.ycastellcaernarfon.co.uk/>

BUSINESS RATES

Current rateable value is £20,375 as of April 2023
 Confirmation of actual business rates payable should be obtained from the local authority.

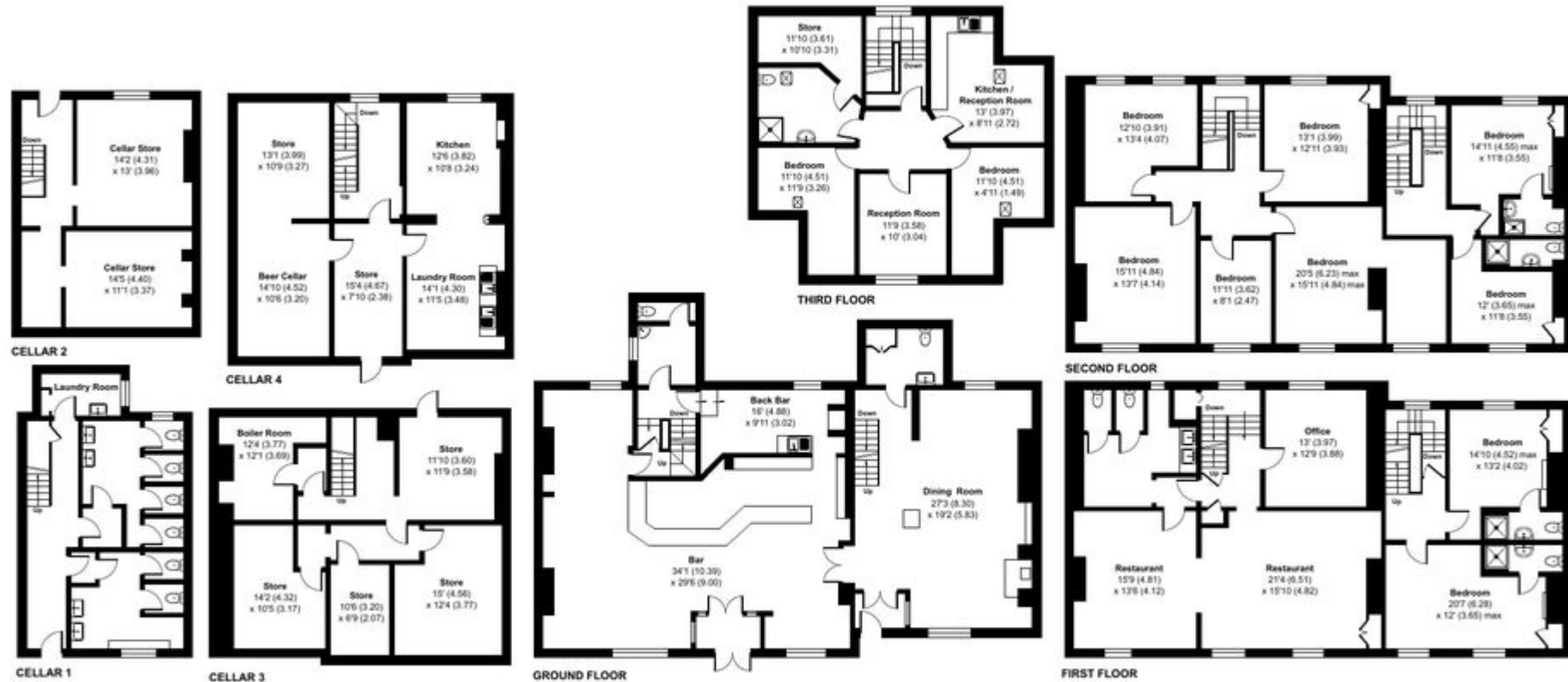
REGULATORY

Premises License.

Castle Square, Caernarfon, LL55

Approximate Area = 8557 sq ft / 794.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1360387



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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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:



JAMES DODD

Business Agent - Pubs and Restaurants

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E: james.dodd@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

