



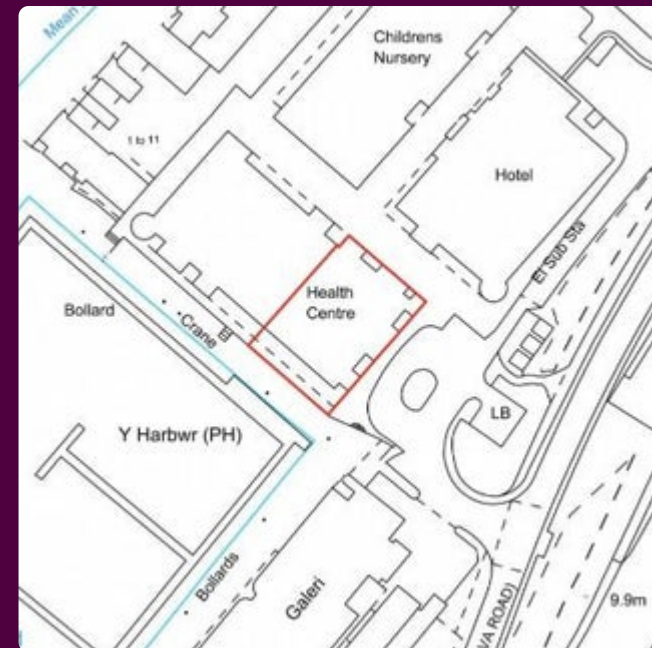
HARBOUR TABLE TABLE

Doc Fictoria, Balaclava Road, Caernarfon, LL55 1TH

LEASEHOLD: OFFERS INVITED | ANNUAL RENT: £98,000 | REF: 5665045

KEY HIGHLIGHTS

- Turnkey operation in Prime Tourist Location
- Adjacent to Premier Inn (94 rooms)
- Strong year round demand
- 245 Covers including 72 external seating
- Lease Tenure
- Fully Licensed - Energy rating B

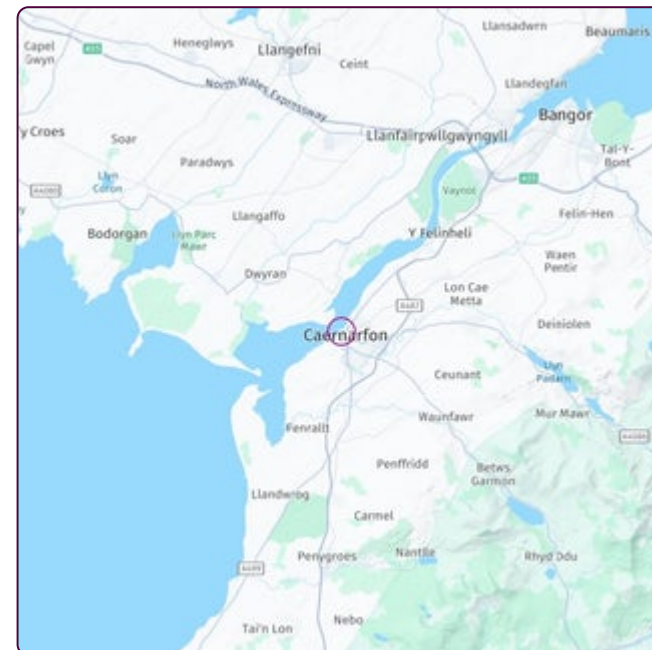


LOCATION

The Harbour Table is situated in Caernarfon, close to the A487, providing convenient access to Porthmadog, Bangor and connections to the A55 North Wales Expressway.

The site is located alongside the Premier Inn Caernarfon hotel and benefits from a prominent waterside setting near the town's marina and historic centre. It is within easy reach of a range of local amenities, including shops, supermarkets and tourist attractions such as Caernarfon Castle. Bangor railway station is a short drive away, offering mainline services across North Wales and beyond, while local bus routes serve the surrounding area.

Its combination of strong road links, nearby transport options and proximity to both everyday amenities and visitor attractions makes it a well-positioned and accessible destination.



DESCRIPTION

The property comprises a Table Table restaurant occupying the ground floor of a modern building within the Caernarfon harbour development.

The surrounding area features a mix of commercial, hospitality and residential uses, along with the harbour authority buildings, creating a vibrant waterside setting.

The unit benefits from attractive views across the harbour and a strong leisure-focused environment, enhanced by substantial external seating provision.



INTERNAL DETAILS

The front of house is arranged in a modern, open-plan format centred around a large bar servery, with extensive views over the harbour.

The layout includes a bar area providing approximately 78 covers, a dedicated restaurant area with 55 covers, a lounge area accommodating 20 covers, and a reception area with a further 20 covers.

A breakfast serving station is also incorporated, alongside customer toilet facilities.

The back of house is well specified and includes a fully fitted commercial kitchen, one walk-in fridge and two walk-in freezers, a dry store and a ground level cellar.

Staff facilities include a staff room, office and staff toilets, supporting efficient day-to-day operations.



FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

TRADING HOURS

Monday - Friday - 6.30am - 10.00pm

Saturday - 7.00am - 10.00pm

Sunday - 7.00am - 9.00pm

REGULATORY

Premises Licence.

THE OPPORTUNITY

An excellent opportunity to acquire a well-positioned restaurant and bar in the historic town of Caernarfon, benefiting from strong tourist appeal and a steady local customer base.

Located close to key attractions, including Caernarfon Castle and the waterfront, the site enjoys consistent footfall from both visitors and residents year-round.

The property offers:

- A turnkey operation, significantly reducing initial capital expenditure
- Continued use as a family dining venue, capitalising on the established layout
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through extended hours, outdoor activation, or menu repositioning



EXTERNAL DETAILS

Externally, the property is equally well configured:

- Shared car parking
- A well-presented external seating area, (c.72 covers)
- Prominent signage and roadside visibility

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

STAFF

The property is being offered for sale as a going concern. Relevant staffing details are available within the data room for review by qualified parties.

T&C'S LINK

[Click Here for Terms and Conditions](#)



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:



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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.