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I certify that these details are correct as drafted/amended.

Signed Dated
By or for and on behalf of the Vendor(s)

Y Segontium

9 Segontium Terrace, Caernarfon, Gwynedd, LL55 2PN

Tenure: Freehold

Price: £325,000

Ref: 96599

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Located in the heart of Caernarfon
- Beautifully restored, five storey Georgian building
- Basement and ground floor trade spaces (40)
- First floor art gallery
- Two bedroom owners' accommodation
- May suit various uses (STPP)

Location

Y Segontium is located on Rhes Segontium in the historic royal town and port of Caernarfon, Gwynedd. The town is positioned on the eastern side of the Menai Strait, opposite the Isle of Anglesey.

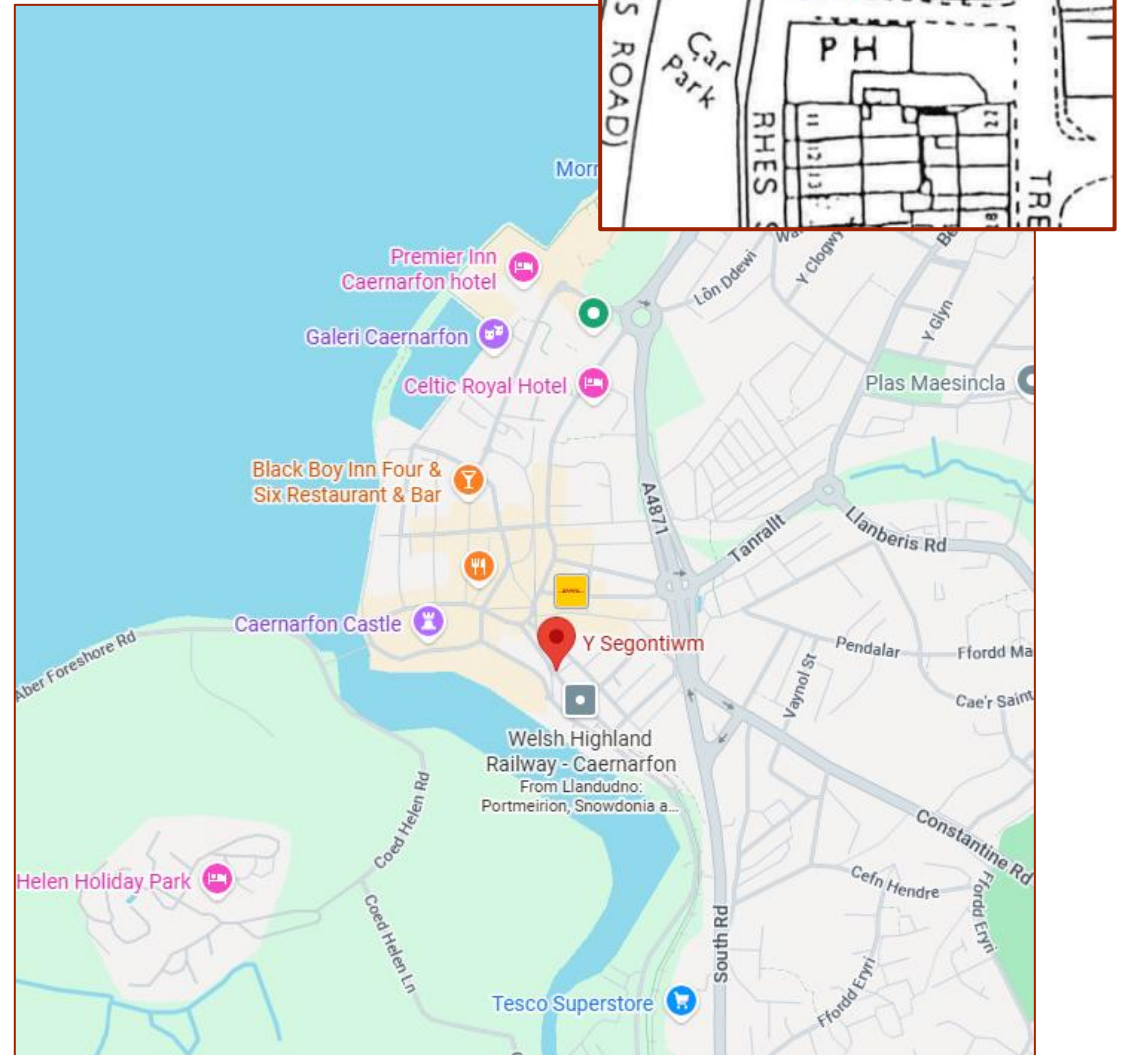
Caernarfon is best known for Caernarfon Castle, a colossal medieval fortress, and has an incredibly well preserved circuit of medieval walls which stretch for nearly half a mile around the town. Caernarfon serves as a prominent cultural stronghold for the Welsh language and acts as a major gateway to the nearby mountains of Eryri National Park (Snowdonia). Tourists enjoy visiting the castle in addition to Segontium Roman Fort, the Welsh Highland Railway and the town's vibrant, modernised waterfront marina which is packed with artisan workshops, cafés and restaurants.

The A487 trunk road bisects the town and allows easy access to the A55 North Wales Expressway and the A4086. The latter provides links to Llanberis and the foot of Snowdon.

The property lies within the historic Caernarfon Conservation Area.

The Property

This Grade II listed building is an historic, Georgian era property of traditional construction under a pitched slate roof. It has four storeys plus a basement and holds an end terrace position. The property has been well invested in yet retains its period charm. It has views of the River Seint and Caernarfon Castle.



Trade Areas

BASEMENT

Used as a trade space for live music and events. Wood flooring, wood panelled walls, a stone fireplace and seating for 20. Utility room offset. Access to an under-road storeroom which could be utilised as an additional seating area. The basement has much character and features Georgian furniture and decoration.

GROUND FLOOR

Entrance leading to MAIN BAR with tile flooring, an L-shaped BAR SERVERY and seating for ten. The main bar leads to a LOUNGE ROOM with tile flooring, wood panelled walls, a feature fireplace and sofa seating for an additional 10 customers in a comfortable and relaxed environment.

FIRST FLOOR

LADIES' and GENTLEMEN'S TOILETS. Open plan GALLERY ROOM with stripped wood flooring, sash windows and two feature fireplaces. This space is used as a working gallery and tuition space for art classes.

Owners' Accommodation

SECOND FLOOR

Open plan LOUNGE/DINING ROOM. BATHROOM. Separate WC.

THIRD FLOOR

DOUBLE BEDROOM with built-in wardrobes. SINGLE BEDROOM.

External

Small COURTYARD to the rear of the building. Pavement seating is permitted to the front of the property for about eight. No parking is available with the property.





The Business

Y Segontiw is a unique business within Caernarfon town centre: it trades as the town's only independent venue for professional artists and writers and features a working gallery, wine bar and music room. The venue hosts art masterclasses, live music performances and art tuition as well as art exhibitions and creative events. It has a cosy, collaborative atmosphere.

The wine bar currently operates Thursday to Saturday from 12 noon to 12 midnight and hosts music and creative events throughout the week. The business has a huge following and attracts customers from North Wales, the northwest of England and the West Midlands. Trading information can be made available upon request and with the consent of our client. The property may suit alternative use or conversion to residential property, subject to the relevant planning permissions.

Additionally, a two-storey, SEMI-DETACHED PROPERTY located 0.1 of a mile from the business could be available by separate negotiation. This property is located on Pool Hill and offers two trade spaces of approximately 600 sq ft (including kitchenette and toilet facilities).

Tenure & Price

FREEHOLD £325,000 to include goodwill, trade fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held for the retail of alcohol and the performance of live music.

Current opening hours:

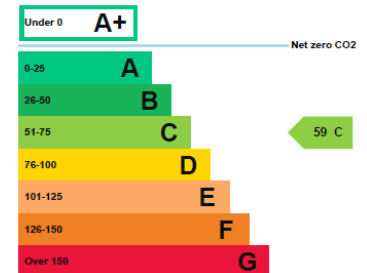
Thursday to Saturday, 12 noon to 12 midnight.

Services

All mains services are connected.

Rateable Value: £2,350 as at 1st April 2026.

Local Authority: Gwynedd Council.



Certificate 7393-5737-8921-2288-7907





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