



ON THE ROCKS

BRIDGE ROAD, YARMOUTH, PO41 0PJ

A UNIQUE AND EXCITING OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FREEHOLD MIXED-USE BUILDING IN A PRIME LOCATION WITHIN THIS HARBOURSIDE TOWN, WHICH INCLUDES A SPLIT-LEVEL APARTMENT AND A PROFITABLE, RESTAURANT BUSINESS

An ideal opportunity for those looking to purchase a desirable building with a well-respected, popular, and vibrant licenced restaurant business. This is a rare chance to purchase a large freehold building of great character, with a quality and profitable restaurant business on the ground floor, offering a unique evening dining experience with pre-heated volcanic rocks. The property is located in Bridge Road, which is essentially one of two thoroughfares from the Harbour to The Square, providing a high footfall. The business was established in 2005 and has an excellent trading history with further potential to extend the opening hours and offer lunches, breakfasts as well as tapping into the lucrative casual coffee market.



occupied freehold business. A buyer could also potentially acquire the ground floor as part of their self-investment pensions (SIPP), with the upper floor being purchased privately. This is a most interesting block of Yarmouth commercial property.

As a large period, building, the residential upper floors have been successfully let and offer magnificent west facing views across the harbour and Yarmouth Sailing Club. This is a split-level apartment which requires modernisation and enjoys its own private access from Bridge Road. The apartment comprises of one double bedroom, bathroom, sitting room, kitchen/diner, landing and ground floor hall/lobby. There is an attractive aspect out onto The Square as well The Harbour.

THE BUSINESS This freehold property is being sold with the business. Detailed trading figures will be issued to bona fide applicants following the completion of an NDA (Non-Disclosure Agreement). The business is being sold as a going concern, plus stock at valuation. A list of company owned items will be issued to interested applicants. The business is run with a full complement of staff and senior management in place.

SERVICES All mains services are connected to the property.

TENURE Freehold.

This is a well laid out ground floor business premises, with a modern commercial kitchen, store room, ladies & gents WC, cloak room/lobby and two separate dining rooms catering for 90 covers per night without Covid restrictions and 70 with restrictions in place. The split of rooms enables private parties/groups to also have their own room to dine in. Large acrylic, 'Covid screens' will be included in the sale which separate each table.

This offering will be of interest to; investors, operators and those looking for an exciting career change with this combination of an owner-

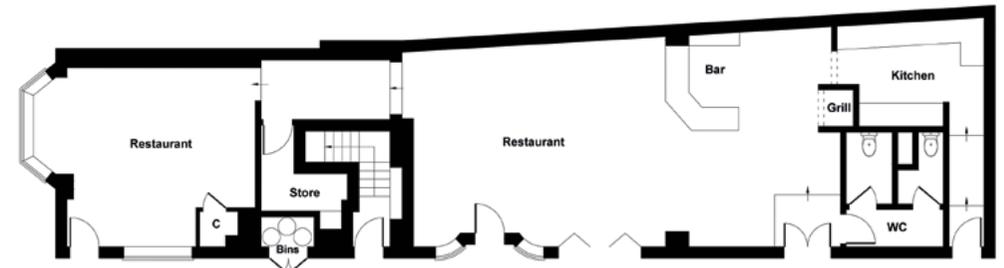
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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