
RESTAURANT
UPPER DECK
FALMOUTH
SBC
PROPERTY



THE UPPERDECK, FALMOUTH YACHT MARINA
FALMOUTH, CORNWALL TR11 2TF

- A popular restaurant and bar enjoying a captive trading position adjacent to Falmouth Marina, taking in stunning estuary views
- A spacious and well appointed 80-cover restaurant with feature built-in bar servery (1,980 sq ft approx)
- Equipped commercial kitchen (350 sq ft)
- Outside seating for approximately 30 covers taking in the excellent marina and estuary views
- Gross sales approaching £500,000 per annum
- An excellent restaurant opportunity in a thriving marina in the ever popular harbour town of Falmouth

LEASEHOLD GUIDE PRICE **£89,950 PLUS SAV** **SOLE AGENT**









LOCATION

The UpperDeck enjoys an enviable trading location in Falmouth Marina, providing a virtually unopposed restaurant business. The marina provides an immediate captive audience in addition to the normal day-to-day trade.

Falmouth is one of the UK's most popular harbour resorts attracting large numbers of tourists throughout the year due to its beautiful harbour, coastline, beaches and the National Maritime Museum.

DESCRIPTION

This outstanding licensed restaurant and bar offers approaching 2,000 sq ft of restaurant/ function space enjoying a stunning marina vista.

Briefly, the accommodation comprises reception hall with access to customer cloakrooms; main restaurant area with a well-equipped bar servery; a further restaurant area/function room; outside seating to the front and rear providing circa 30 covers with views over the marina and estuary beyond; equipped commercial kitchen; store room with office area, and cellar.

ACCOMMODATION

Main Restaurant & Bar (11.79 x 12.93m)

Further Restaurant/Function Space (5.81 x 5.51m & 2.26 x 2m)

Commercial Kitchen (7.02 x 4.64m)

Store Room (3.6 x 6.27m max)

Cellar (6.28 x 2.5m)

THE BUSINESS

The UpperDeck licensed restaurant trades daily from 11.30am to 10.30pm, with food being served 12pm to 3pm and 5pm to 9pm. In addition to the main restaurant and bar trade, the business also provides occasional live music and also offers and excellent environment for private functions.

For year end October 2024, the business generated gross sales approaching £500,000 for the twelve month period. Further accounting information will be made available seriously interested parties following a viewing appointment.

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

EPC

The premises has an EPC Rating of B under Certificate Reference Number 9838-3023-0433-0205-0695.

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

BUSINESS RATES

The property has a Rateable Value of £19,500 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.tax-service.gov.uk/business-rates-find).

SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

TENURE

Leasehold. A 21-year internal repairing and insuring lease from 2009, with three yearly rent review pattern and a current rent of £27,632 plus VAT per annum, plus service charge (details awaited).

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents

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UPPER DECK
CORNISH
TEA
MR FROG WOULD LIKE TO REMIND YOU TO PICK UP YOUR PARKING VOUCHER!



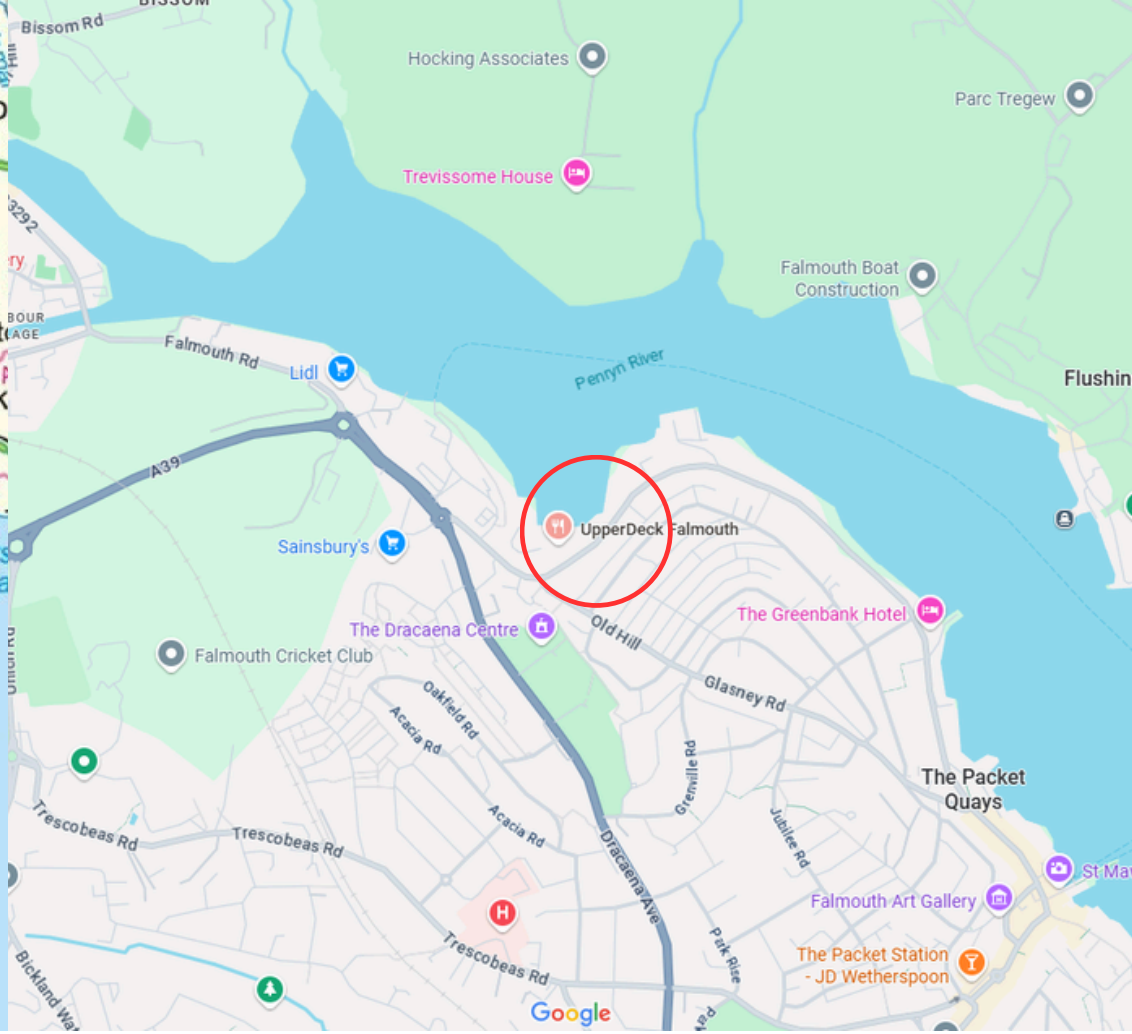

FALMOUTH











SBC PROPERTY

CHARTERED SURVEYORS

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