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**AVAILABLE FOR SALE FREEHOLD**

Unique Opportunity to Purchase Charming Sea Front Hotel

The Rock Hotel, 1 Third Avenue  
Frinton on Sea, Essex, CO13 9EQ

**SALE**

**£1,400,000**  
(no VAT)

**AVAILABLE AREA**

**5,174 sq ft**  
[480.68 sq m]

## IN BRIEF

- » RARE FREEHOLD OPPORTUNITY - Family Run Hotel Since 1977
- » Prime Location Overlooking Beach With Nearby Local Attractions
- » 10 Guest Bedrooms Across Two Upper Floors
- » Ground Floor Dining Area, Bar, Lounge & Kitchen
- » Potentially Suitable For a Variety of Uses (S.T.P)
- » Short Drive To Multiple Train Stations With London Links

## LOCATION

The Rock Hotel sits at the corner of Third Avenue and the Esplanade in Frinton-on-Sea, offering picturesque sea views and easy access to the beach and local attractions. Frinton-on-Sea is an affluent seaside resort on the Essex coast, about 14 miles from Colchester and 18 miles from Ipswich. Frinton-on-Sea train station is an approx. 3-minute drive, with Kirby Cross and Walton-on-the-Naze stations nearby, offering connections to London Liverpool Street (90 mins).

## DESCRIPTION

The property comprises a characterful three storey building constructed in approx. 1900 of 'Arts & Crafts' architecture and retains many of the original features including extensive hand carved oak paneling and attractive wooden sash windows providing excellent levels of natural light throughout.

An entrance lobby leads to the lounge, bar (the premises holds a valid liquor licence), and dining room, which accommodates up to approx. 30 guests. To the rear of the ground floor is a full commercial kitchen, two WCs, and a laundry area. There is also additional accommodation to the rear overlooking the garden. An impressive feature staircase connects to the first and second floors, which house 10 guest bedrooms, the majority of which benefit from ensuite bathrooms.

Externally, the property benefits from parking to the front including a garage, plus ample garden space to both the front and rear.

## ACCOMMODATION [Approximate Net Internal Floor Areas]

- » Ground Floor: 1,812 sq ft [168.34 sq m] approx.
- » First Floor: 1,748 sq ft [162.39 sq m] approx.
- » Second Floor: 1,615 sq ft [150.04 sq m] approx.
- » Total: 5,174 sq ft [480.68 sq m] approx.





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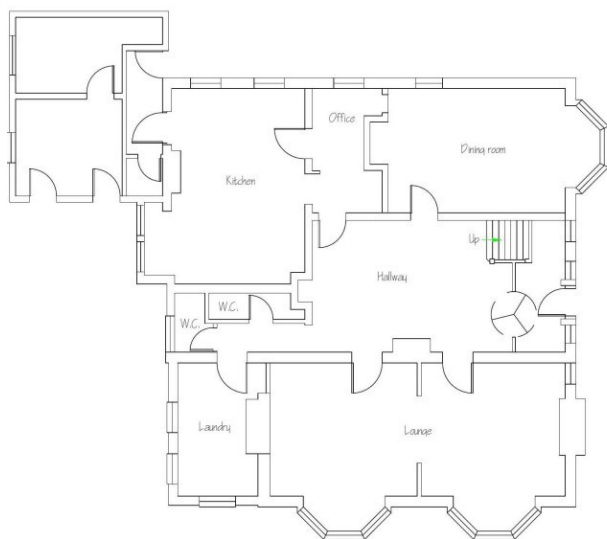


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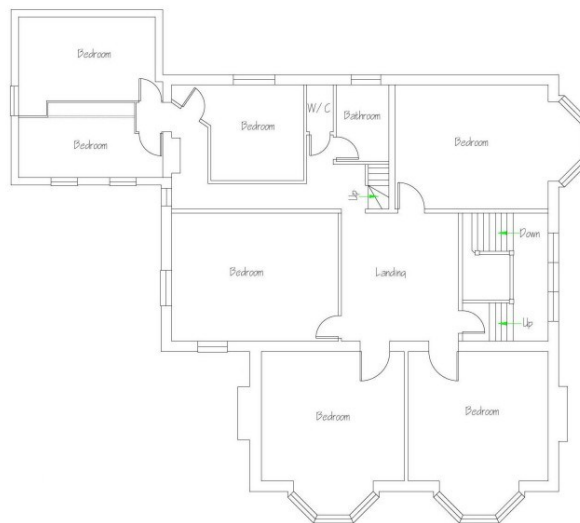
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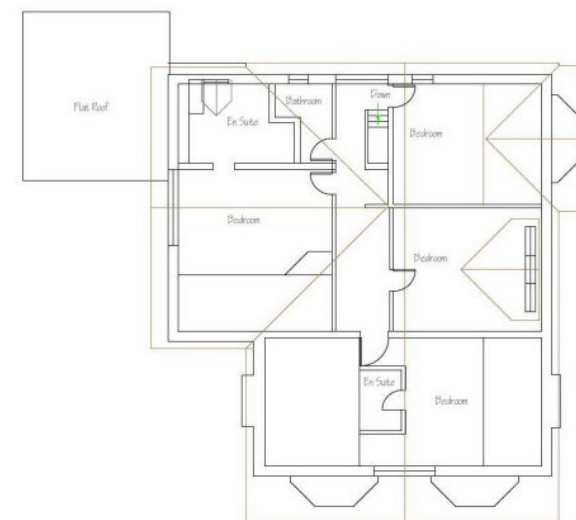




Ground Floor



First Floor



Second Floor

### TERMS

The premises are available For Sale Freehold at a guide price of £1,400,000.

### BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £6,700. View the assessment [here](#).

For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility.

We recommend all parties make their own direct enquiries with the local rating authority.

### ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (89) of the energy performance assessment scale. View the EPC [here](#).

### VAT

We are advised that VAT will **not** be applicable on this transaction.

Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

### ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

### PLANNING

We are advised that the premises benefits from longstanding use as a hotel (C1).

The property benefits from full planning permission (granted January 2023) permitting a change of use to self-catered tourist accommodation with separate managers accommodation under application reference number: [21/00534/FUL](#) (Tendring District Council).

We are advised that the premises is still currently trading as a hotel, and has been under the same family ownership since 1977.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA JOINT SELLING AGENTS:

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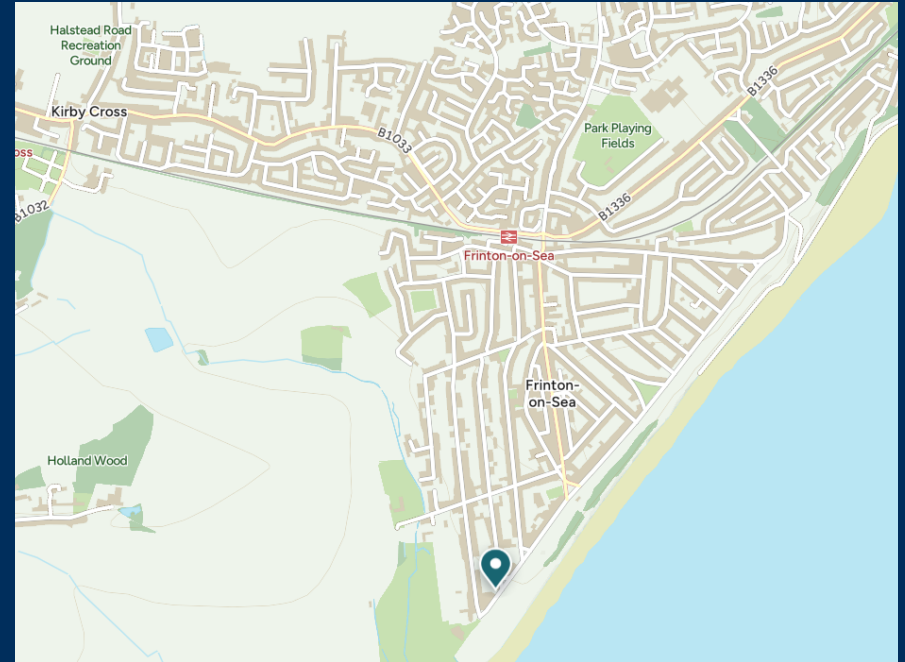
01255 879020

[paveys.co.uk](http://paveys.co.uk)

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Particulars created 14 April 2024

**FennWright**

