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6 BEDROOM PRIVATE HOTEL

CLACTON ON SEA, ESSEX

Freehold, £289,995 including goodwill and fixtures and fittings

REF: LB/2035/OM

- Town Centre and close to the Beach and Town Centre
 - 6 Bedrooms with ensembles
 - 2 Reception Rooms
- Licensed Bar and Restaurant facilities
- 3 Diamond Tourist Board Approved

Description

A splendid opportunity to acquire this Victorian Hotel/B&B ideally situated in one of the UK's major tourist destinations. A virtual tour is available for viewing online, please contact us for further information.

Situation

The hotel is situated a short walk from the seafront, shops, restaurants, pier and beautiful gardens. Is ideally situated for visiting other locations of interest and also thirty minutes drive from Constable country.

The Business

The current owner has run the business since 2003. It has its own website and the business is advertised on local and national websites, although there is plenty of potential for a new owner to build upon the strong trading base the Hotel currently enjoys.

The business also under the Licensing Act 2003 possesses a "residential licence" allowing it to provide alcohol to guests.

Trading information

Accounts for the business can be made available to bona fide purchasers subsequent to viewing the business. We however understand that the accounts may not reflect the full potential of this lucrative cash based business.

The rateable value of the premises is £3,200 and Band A for council tax purposes

Fixtures & Fittings

Our clients will supply full inventory of trade fixtures and fittings to be included at the time of sale.

Tariff Rates

£25 per adult per night

The Accommodation

GROUND FLOOR

Entrance from front door to HALLWAY

Single radiator, coved and textured ceiling, and stairs to first floor

RECEPTION ROOM 1

16'11 x 14'4 (5.16m x 4.37m) Coved and textured ceiling, double glazed French doors to rear, access to kitchen, double doors through to

RECEPTION ROOM 2

20'5 x 12'9 (6.22m x 3.89m) Sash windows to front, coved and textured ceiling, feature fire surround, double radiator

KITCHEN

16'5 x 12'11 (5m x 3.94m) Double glazed window to side, double sink single drainer set in roll edge work surfaces, range of base and eye level units, wall mounted boiler, space for dishwasher, further single sink with mixer taps, tiling to walls, access to

UTILITY ROOM

Space for two washing machines, tiled floor, access to

CLOAKROOM

Low-level w/c, wall mounted wash hand basin

FIRST FLOOR LANDING

Walk in storage cupboard, further storage cupboard, single radiator, and stairs to second floor

BEDROOM 3

13'4 x 11' (4.06m x 3.35m) Coved and textured ceiling, single radiator, two sash windows to front, window to side, **ensuite bathroom** Comprising of panel enclosed bath, vanity wash hand basin, low level w/c, coved and textured ceiling, window to front

BEDROOM 2

10'11 x 10'11 (3.33m x 3.33m) Sash window to rear, single radiator **ensuite** comprising of panel enclosed bath, vanity wash hand basin, low level w/c, single radiator, coved and textured ceiling, sash window to side

SHOWER ROOM with window to side, coved and textured ceiling

BEDROOM 1

13' x 6'8 (3.96m x 2.03m) Two sash windows to rear, single radiator **ensuite** bathroom comprising of roll edge bath, pedestal wash hand basin, low level w/c, coved and textured ceiling, double glazed window to side

Stairs to **SECOND FLOOR LANDING** Two single radiators, airing cupboard, coved and textured ceiling

BEDROOM 4

13'1 x 11'5 (3.99m x 3.48m) Two windows to rear, double glazed window to side, coved and textured ceiling, single radiator, **ensuite** comprising of vanity wash hand basin, low level w/c, shower cubicle, tiled floor, window to side, coved and textured ceiling, single radiator

BEDROOM 5

10'11 x 10'11 (3.33m x 3.33m) Double glazed window to rear, single radiator, coved and textured ceiling **ensuite** comprising of pedestal wash hand basin, low level w/c, shower cubicle, fully tiled walls, tiled floor, single radiator, double glazed window to side, coved and textured ceiling

BEDROOM 6

17'9 x 10' (5.41m x 3.05m) Double glazed window to front, single radiator, coved and textured ceiling **ensuite** comprising of pedestal wash hand basin, low level w/c, shower cubicle, fully tiled walls, tiled floor, single radiator, coved and textured ceiling

External Details

The front of the property provides off street parking, side access through to garden area, opening to

REAR GARDEN: Mainly paved with shed to remain

Viewing

No direct approach may be made to the business. For an appointment to view, please contact the agent, Horizon Business Agents.



Particulars are supplied by the Vendor and should be verified, they are in no way guaranteed and do not form any part of a contract. We cannot accept responsibility for any inaccuracy. The information contained within these particulars is provided by the vendor, are believed to be accurate but must not be construed to form part of any contract. If however, you require clarification - or elaboration - regarding any specific element of these particulars you are asked to raise any query before making an offer so that clarification/confirmation can be given. It is not part of Horizons brief to determine the working order or efficiency of equipment included in the sale. Nor are we qualified to comment on the condition of the property other than perhaps its decorative state. Offered subject to contract and still being available.