

SEAFRONT LOCATION, THORPE BAY

Beaches Guest House, 192 Eastern Esplanade, Thorpe Bay, Essex SS1 3AA

11 BED GUEST HOUSE WITH EN-SUITES PLUS 1 BED OWNERS ACCOMMODATION - FOR SALE

Comprehensively refurbished

- ⇒ Totally refurbished with no expense spared
- ⇒ Run under management with huge scope for a working owner
- ⇒ Sought after seafront location
- ⇒ Superb Estuary Views
- ⇒ Genuine reason for sale

PRICE REDUCTION



DESCRIPTION AND LOCATION:

Superb seafront trading location with bars, restaurants, cafes, Sea Life Centre, bowling and crazy golf which are all within walking distance, as are Thorpe Bay Train Station (C2C line) and the very popular Thorpe Bay Broadway. The balconies provide picturesque views overlooking the beach and estuary, which is a very popular location all year round.



PREMISES

End of terrace 3 storey property under a pitch tiled roof with a small courtyard to the front. Through the main entrance door leads into **RECEPTION AREA**.

ROOM 1 (unmeasured) king size room with en-suite shower and WC.

ROOM 2 (10'11 x 12) king size room with en-suite shower and WC.

ROOM 11 (12'4 x 11) double room with en-suite shower and WC.

SMALL OFFICE (5'2 x 6'2).

DINING ROOM providing 20 covers with UPVC double doors leading to the courtyard

COMMERCIAL KITCHEN with tiled walls and non-slip floor, commercial extractor system, 4 burner range with oven under, grill, microwave, dishwasher, fridge, stainless steel sink, stainless preparation tables, stainless steel hot cabinet and hot water dispenser.

FIRST FLOOR

ROOM 4 (11'11 x 10'4) double room with en-suite, WC and provides a balcony with exceptional views.

ROOM 3 (12'1 x 11'7) single twin room with en-suite and WC.

ROOM 5 (Unmeasured) double room with en-suite shower and WC.

ROOM 6 (7'9 x 12'2) single room with en-suite and WC.

ROOM 7 (10'7 x 11'6) single room with en-suite and WC.

SECOND FLOOR

ROOM 8 (13'8 x 9'6) double room with balcony plus en-suite shower and WC.

ROOM 9 (15'2 x 10'6) double room with balcony plus en-suite shower and WC.

ROOM 10 (16'3 x 10'6 inc en-suite) double room with en-suite shower and WC.

SELF CONTAINED OWNERS ACCOMODATION providing kitchen with tiled floor, oak worktops, white high gloss base units, electric oven and hob. Lounge, bathroom and double bedroom with UPVC glazed door leading to the courtyard.

BOILER/UTILITY ROOM

LOVELY REAR COURTYARD providing patio, table and chairs.



Ayers & Cruiks

01702 343060

www.ayerscruiks.co.uk



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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

Subject to contract & plus VAT if applicable.



BUSINESS HOURS

The Business trades 365 days a year.

STAFF

The business is run under management with the assistance of various staff

TENURE

Freehold.

TURNOVER

Financial information available for the year end March 2018 confirms a gross turnover of £138,150.

Further financial information is available following an inspection of the business.

PRICE

£895,000 to include goodwill, fixtures and fittings plus SAV.

LEGAL COSTS

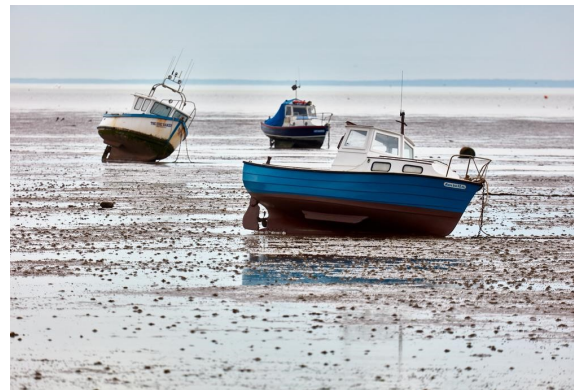
Each party are to be responsible for their own legal costs incurred in this transaction.

BUSINESS RATES (2018/2019)

Interested parties are advised to confirm the rating liability with Southend Council on 01702 215000.

EPC

D-90. Copy of certificate available upon request.



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SUMMARY

A superb opportunity has arisen to acquire a guest house which has been extensively re-furnished throughout with the current owners sparing no expense, right down to all the pipes and wires being replaced. The premises is situated in a sought after area close to the extremely popular Thorpe Bay Broadway, Thorpe Bay Train Station (C2C line) and walking distance of the main seafront. The business is run under management and with limited/no advertising being undertaken, therefore, a more hands on owner could push the business to its full potential. Our client is genuinely selling due to other business interests. Viewing strongly advised to avoid disappointment.

INVENTORY

A detailed inventory of fixtures and fittings will be prepared by our client and supplied at point of sale.

VIEWING

Viewing strictly by prior appointment via appointed agents **Ayers & Cruiks**



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