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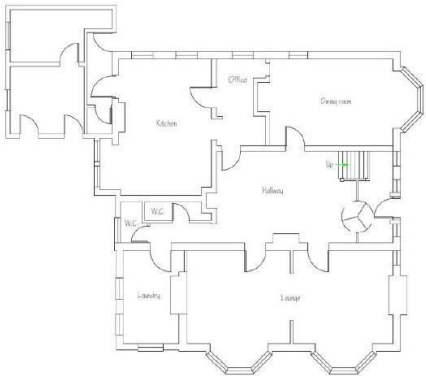
PAVEYS  
ESTATE AGENTS

The Rock Hotel 1, Third Avenue  
Frinton-On-Sea, CO13 9EQ  
  
Price £1,400,000 Freehold

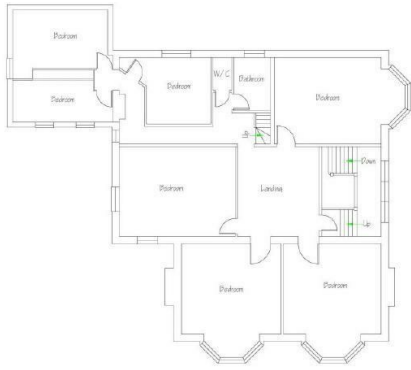
PAVEYS  
ESTATE AGENTS



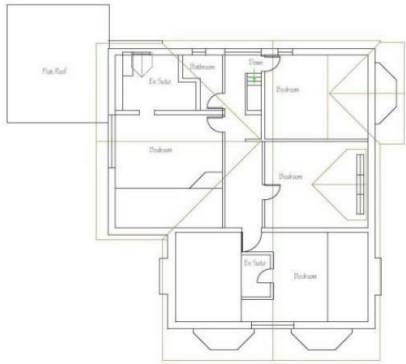
A rare opportunity to purchase this CHARMING SEA FRONT HOTEL which sits on the corner of THIRD AVENUE & THE ESPLANADE in FRINTON-ON-SEA offering picturesque greensward and sea views along with excellent access to the sandy beach. "The Rock Hotel" was constructed approx 1900 of "Arts & Craft" architecture and retains many original features including extensive hand oak panelling. It comprises a light and characterful three storey building with grand entrance hall, lounge, bar, dining room with 30 covers, full commercial kitchen and laundry area. A wonderful feature staircase leads to the first and second floors which house 10 guest bedrooms, the majority of which have Ensuite bathrooms. Externally, the property benefits from ample parking/garden space both to the front and rear, as well as a garage. 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 a short distance away offering services to Colchester, Chelmsford and Central London (90 mins). It has a thriving holiday business with lots of returning customers who are able to enjoy the local attractions which include the shops and restaurants in Connaught Avenue, Frinton Summer Theatre and the towns many popular sporting clubs including the cricket club, golf club and tennis club. Call Paveys to arrange your appointment to view.



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR ACCOMMODATION

- Entrance Hallway
- Lounge & Bar
- Dining Room
- Commercial Kitchen
- Office
- Two Cloakrooms
- Additional Accommodation Overlooking the Garden

FIRST FLOOR ACCOMMODATION

- Spacious Landing
- Six Bedrooms
- Ensuite Bathrooms
- Bathroom
- Cloakroom

SECOND FLOOR ACCOMMODATION

- Four Bedrooms
- Two EnSuite Bathrooms
- Bathroom

OUTSIDE

TERMS

The freehold premises are available for sale 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.

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

We have been advised that the premises fall within class D (89) of the energy performance assessment scale.

VAT

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

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

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Paveys to formally verify prospective purchasers' 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).

Full Planning Permission was granted by Tendring District Council (21/00534/FUL) in June 2023 permitting change of use to 7 holiday let self-catered tourist apartments, 1 new build apartment and separate managers accommodation.

We are advised that the premises is still currently trading as a hotel.

LEGAL COSTS

Each part will be responsible for their own legal costs.

AGENTS NOTES

The property has a valid Liquor Licence.

IMPORTANT INFORMATION

- Council Tax Band: TBC
- Tenure: Freehold
- Energy Performance Certificate (EPC) rating: TBC
- The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.