

CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9PW

Per month

£2,000 Per

- Ground Floor Retail Shop & Self Contained Studio Apartment
 - Fully Operational Retail/Bar/Hospitality Venue
 - Turnkey Operation (Walk in and Trade)
 - Approx. 400 sq. ft Retail Space
 - Approx. 600 sq. ft Event Space
 - Approx. 400 sq. ft Studio Apartment
 - Private Off Street Parking
 - Multi-Income Business
 - New Lease To Be Agreed
- Lower Upfront Payment + Revenue Share Considered



FENTONS
ESTATE AGENTS



Scandinavian Design Meets Coastal Living – Retail, Hospitality & Accommodation in a Unique Package.

Established for over 24+ years, Great Danes is a thriving and unique lifestyle business combining Scandinavian retail, licensed hospitality, boutique accommodation, and e-commerce, all set within a beautifully maintained freehold circa 1920's property in a vibrant UK seaside town.

This rare turnkey opportunity includes a multi-income business, leasehold premises, premium assets, and an established reputation — all with significant untapped potential. It's ideal for someone with a passion for design and or an influencer / social media expert that's looking for a brick / mortar location in a lovely seaside town. Additionally, with a range of high-quality Danish brands there's plenty to sell.

The business currently enjoys 100% Small Business Rates Relief.

Retail Shop

I. Retail Shop – Curated Danish Lifestyle Store

- Generates approx. 70% of total sales
- Official UK reseller for iconic Danish brands:
- LEGO, Georg Jensen, Eva Solo, Glerups, Royal Copenhagen, Maileg, Morsø, Skagerak, Tuborg, and many more.
- Beautifully curated gift, homeware, jewellery, fashion, and toy collections.
- Licensed for for alcohol sales on / off premises
- Located in a high-footfall seaside high street
- Approx. 400 sq. ft retail space

The Patio – Licensed Bar & Event Space

- Launched 5+ years ago, contributes approx. 15% of revenue
- Licensed for on- and off-sales (10am–10pm daily)
- Currently open daily with late nights on Thursday, Friday & Saturdays till 10pm)
- Strong potential to open daily, year-round

Features:

Top-shelf spirits, fine wines, rare Danish beers

Original Banksy-style artwork — a standout asset

Designer furnishings, lighting, Morsø ovens, outdoor bar setup

Custom Android bar tab management app

Food Hygiene Rating: 5/5

Approx. 600 sq. ft

The Patio was recently enclosed and heated to support year-round use and add secure sales area to significantly boost revenue.

The Studio - Scandinavian Airbnb Apartment

Launched 3 years ago

Contributes approx. 10% of annual sales

Recently renovated with:

New electrics, plumbing, heating, insulation

Loft conversion (storage & energy efficiency) Opportunity for further developments in the loft to add extra

bedroom.

Large, fitted kitchen, modern bathroom

Fully furnished with Danish design lighting & furniture

Decorated with stylish minimalist Danish interior

Listed on Airbnb and Booking.com

Occupancy ~30% with clear room for expansion

Approx. 400 sq ft

E-Commerce & Online Presence

~5% of current revenue — underexploited

Custom-developed online store at: www.gr8danes.uk

Internal multiuser sales system integrated with web site.

10+ years of sales history; details.

Features:

Nationwide product delivery

Android-integrated bar tab app for The Patio

Strong digital presence:

Instagram – approx. 1,000+ followers

Facebook – over 3,500+ followers

TripAdvisor – rated as second best in Frinton behind the Beach!

Google - high ranking for Frinton Shops, bars

Email – loyal and large email database

High potential through SEO, email marketing, social advertising

Property & Assets

- 1920s building in a popular resort town with development opportunities.

Includes:

Ground-floor retail store

First-floor self contained Airbnb apartment

Outdoor enclosed bar / sales area with storage container and seating

Private parking



Fully furnished and fitted:

Modern Danish lighting & furniture

Bar infrastructure, designer outdoor seating

Banksy-style street artwork

On-/off-licence for alcohol sales

Food Hygiene Rating: 5/5

Growth Opportunities

Open "The Patio" all year with enclosure and heat

Increase Airbnb bookings to 60–75% occupancy

Boost e-commerce through digital marketing, SEO & PR

Add a light café menu or host events/workshops

Expand or franchise the Great Danes brand

Bring your brand to Frinton On Sea!

Develop the building adding flats and or retail space.

The Opportunity

This is a true turnkey business—ready to walk into and trade immediately.

The business has been carefully built with a strong brand identity, loyal customer base, and a distinctive offering that blends retail, hospitality, and lifestyle.

Ideal for:

A couple seeking a lifestyle change

First-time hospitality operators

Creative or design-led entrepreneurs

London buyers looking for a coastal business

What's Included

Established retail business (circa 1,000+ curated products)

Fully fitted cocktail bar (indoor & outdoor)

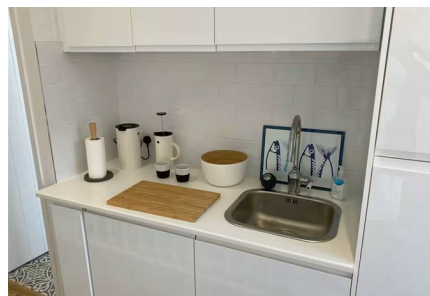
Self-contained studio accommodation (additional income stream)

Fixtures, fittings & equipment throughout

Established supplier relationships

Brand, website, and social presence

The Financial Structure



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Lease Terms

New lease to be agreed

Rent: £2,000 per month

Optional Structure (Flexible)

Lower upfront payment + revenue share considered

Support and transition period included

Disclaimer - Wide Angle Lens Etc

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 -

When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.



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Call us on
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Council Tax Band



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

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