

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

Price

£495,000

FREEHOLD

- Ground Floor Retail Shop & Self Contained Studio Apartment
 - 1920's Freehold Building In Sought After Coastal Town
- Outdoor Enclosed Bar/Sales Area With Storage Container & Seating
 - Approx. 400 sq. ft Retail Space
 - Approx. 600 sq. ft Event Space
- Approx. 400 sq ft Studio Apartment
 - Private Off Street Parking
 - Fully Furnished
 - Multi-Income Business
 - Call For Further Details



FENTONS
ESTATE AGENTS



Overview

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. Own a piece of a lovely traditional high street in a beautiful English Seaside town.

This rare turnkey opportunity includes a multi-income business, freehold 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

- 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 - Licenced 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

Freehold 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
Morsø ovens, 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.



GREAT DANES, 12 CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9PW





GREAT DANES, 12 CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9PW





Price Breakdown:

Component & Value

Freehold Flat (The Studio, furnished) £250,000

Shop, Patio, Fixtures, Furnishings £205,000

Systems, Suppliers, Goodwill, Branding £40,000

Stock at Valuation (approx.) £50,000

Includes property, furnishings, systems, branding, goodwill, custom software, sales history and fit out.

Disclaimer - Wide Angle Lens Etc

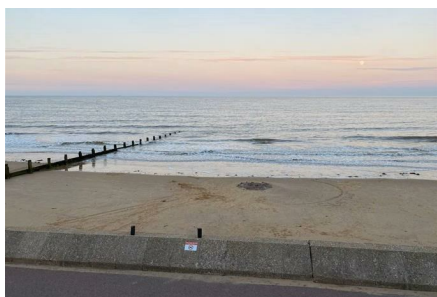
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



GREAT DANES, 12 CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9PW



Call us on
01255 779810
info@fentonsestates.co.uk
www.fentonsestates.co.uk

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

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.

