

# CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9PN

Price

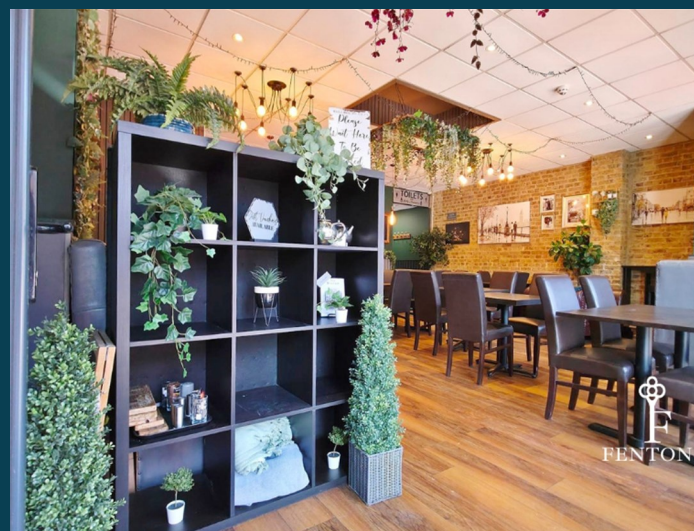
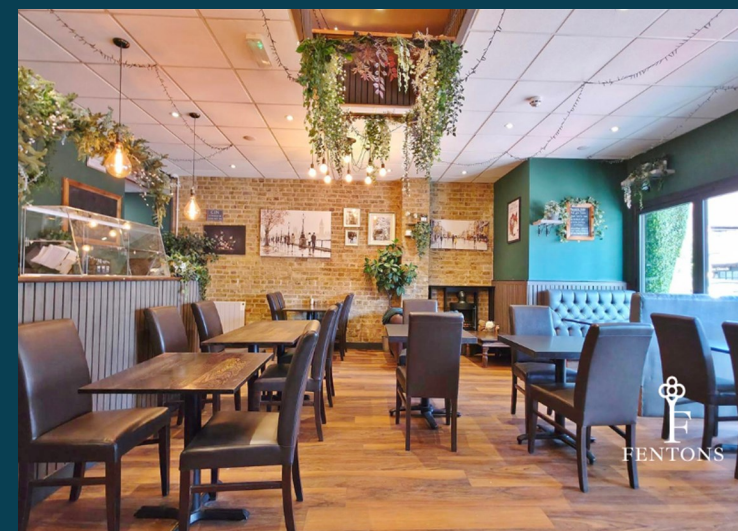
**£375,000**

FREEHOLD

- Profitable Financial History
- Profitable Turn-Key Operation
- Prominent Advertising Exposure
- Prominent Location In Popular Coastal Town
  - Inside The 'Gates' In Frinton-on-Sea
  - Freehold Included
- Call Agent For Further Details

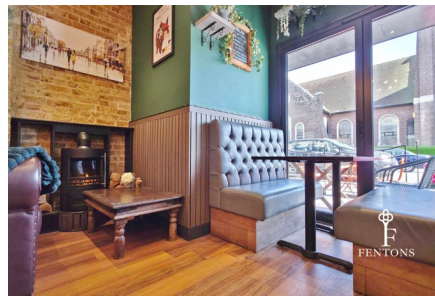


**FENTONS**  
ESTATE AGENTS



A busy restaurant in the heart of Frinton-on-Sea in a prime location. Lots of repeat custom, some visiting at least three times a week. Chilled, cosy vibes with fresh homecooked dishes and moreish bakes. Fresh coffee, homemade milkshakes or a glass of wine or two are our most popular drinks. They currently open in the day, however when they do evening events these have always been fully booked and extremely popular. Customers always asking to open in the evenings more for a dinner service or special themed nights. 2 minute walk to the beach, which means their summers are always super busy with new visitors daily. Beautiful veranda, which is the perfect spot for a nice cup of hot chocolate to keep you warm in the winter with the dog or a crisp ice glass of wine in the summer. Option to also have chairs and tables on the path way in the summer, which gives you lots more seating area. Beautifully decorated and regularly updated to keep the space fresh and inviting. Cosy corner with a log burner effect and bifold doors along the whole front of the restaurant to let that beautiful sunshine & sea breeze in. The owners of this wonderful business have been trading for 6 years now and are very proud of how much they have grown in those years. Online presence, both on Facebook and Instagram to showcase their delicious food and advertise their events.





G & T'S CAFE, 19 CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9PN





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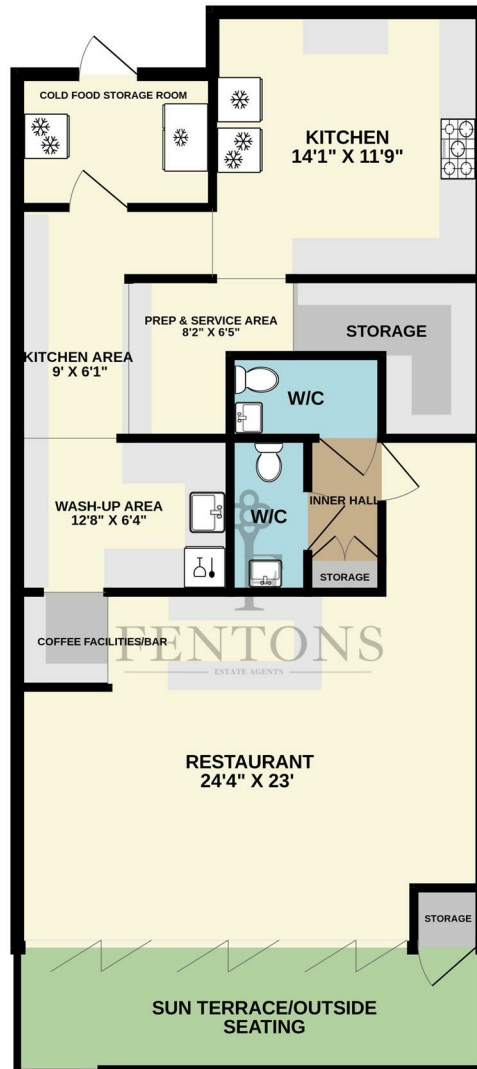




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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Call us on

**01255 779810**

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[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

**Council Tax Band**



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

