



Courtyard Rooms

1 High Street, Brightlingsea, Essex, CO7 0AE

Freehold £525,000

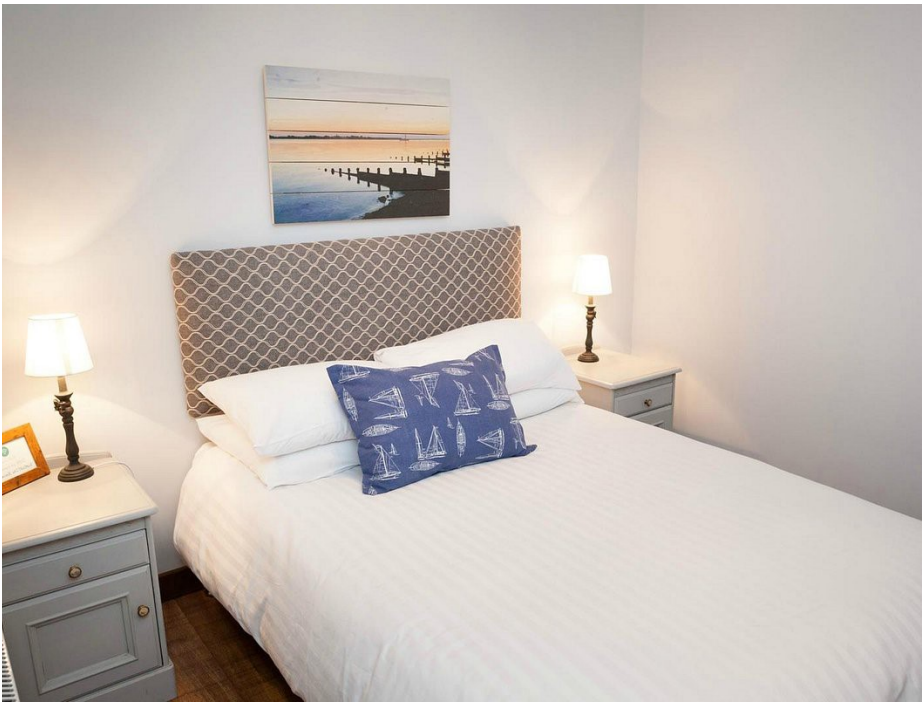
- Central location in coastal Brightlingsea
- Prominent Georgian property on High Street
- Six en suite guest bedrooms
- Three bedroom family home with potential for more guest rooms
- Rental income producing shop in addition
- Suitable for alternative use (STPP)

Ref: 93299

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SP Sidney
Phillips



LOCATION

The Courtyard Rooms is located in the coastal town of Brightlingsea, in the Tendring District of Essex. The town lies between Colchester and Clacton-on-Sea, at the mouth of the River Colne, and boasts a population in the region of 8,100 residents. This Cinque port town is predominately residential, centralized around a vibrant town centre and boasts attractions including All Saints' Church, Bateman's Tower, and Brightlingsea Open Air Swimming Pool. The town centre is quaint in its nature, housing a number of local and boutique businesses, a stones throw from the beach and harbour.

Brightlingsea is predominately accessed via A133 trunk road between Colchester and Clacton-on-Sea, as well as the A12 carriageway which provides fast road access between Ipswich, Colchester, Chelmsford as well as the M25 at Brentwood. Mainline railway services are available from nearby Alresford with services into Colchester, Chelmsford and London Liverpool Street.

The Courtyard Rooms occupies a prominent Georgian style property located on Brightlingsea's bustling High Street, with a modern hotel style extension to the rear. The property has been well invested in during the Seller's occupation and is presented to a high standard throughout.

GUEST HOUSE ACCOMMODATION

Located within the motel style element of the property, accessed via the Courtyard. All rooms are well appointed with LED lighting, tea and coffee making facilities, flat screen TVs and images of the local landscape. Comprising:

- TWIN BEDROOM with en suite shower
- SINGLE BEDROOM with en suite shower
- 3 x DOUBLE BEDROOM with en suite shower
- FAMILY BEDROOM with disabled access and accessible bathroom
- GATED PARKING (6)

FAMILY HOUSE

Located in the original building, comprising:

- COMMUNAL DINING ROOM: For guest use.
- KITCHEN/DINER: Also used to cater for guest breakfasts.
- LIVING ROOM
- LAUNDRY ROOM
- 2 x DOUBLE BEDROOM

- LARGE DOUBLE BEDROOM: With potential to be split to provide a fourth bedroom.
- FAMILY BATHROOM

SHOP

To the front of the property is a self-contained shop, currently let to a third party. Shop measures in the region of 458 sq ft including retail area, cloakroom and kitchenette.

THE BUSINESS

The business is currently closed due to family commitments however has long operated as a popular family and dog friendly guest house. The business is ready to open and trade with little to no initial investment required. A new owner could well incorporate the domestic dwelling into the business to create a number of additional letting bedrooms.

Alternatively we are of the opinion that the property would suit alternative uses, subject to planning permission, including:

- Residential use
- Assisted living
- Sheltered housing

It is our understanding that the shop is rented to a third party on a monthly rolling agreement, generating a rental income of £400 per month.

TENURE & PRICE

FREEHOLD £525,000 to include fixtures and fittings.

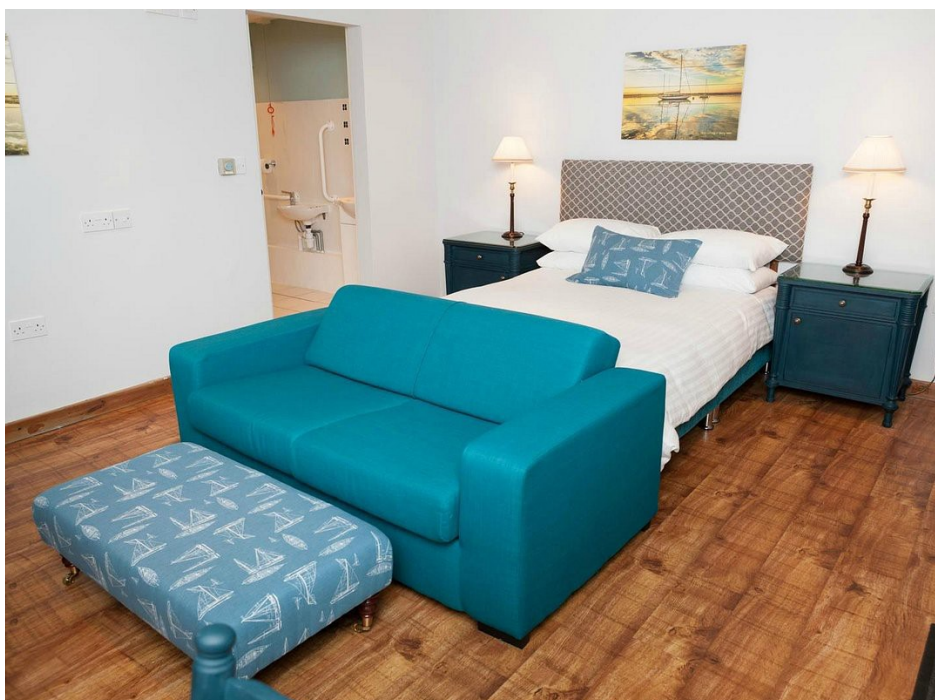
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

SERVICES

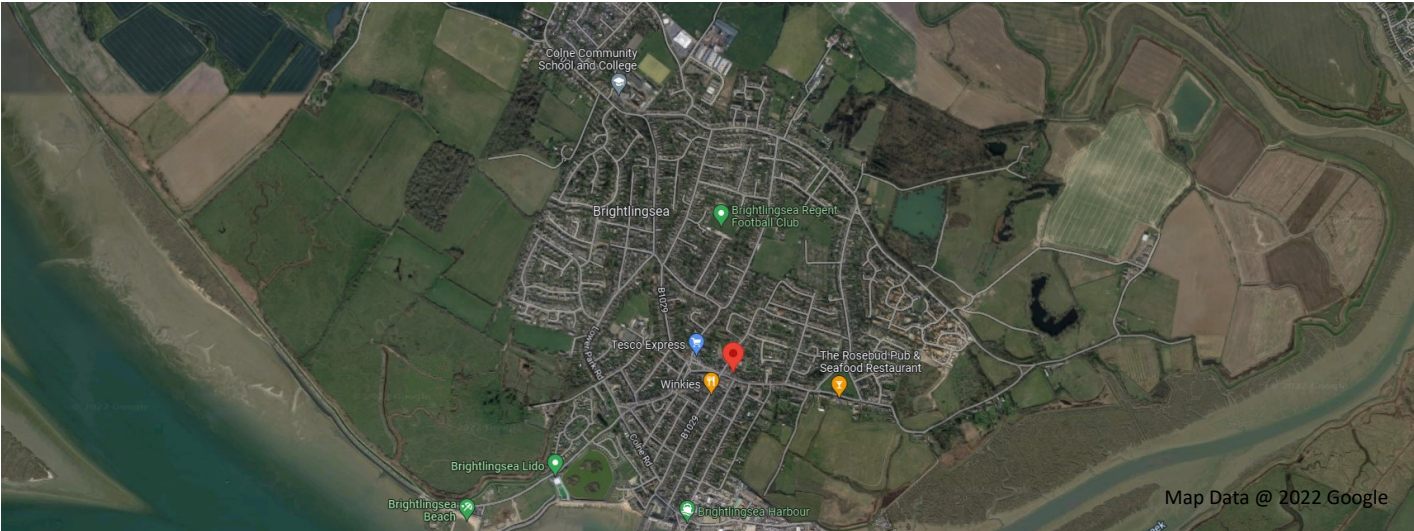
All mains services are connected.

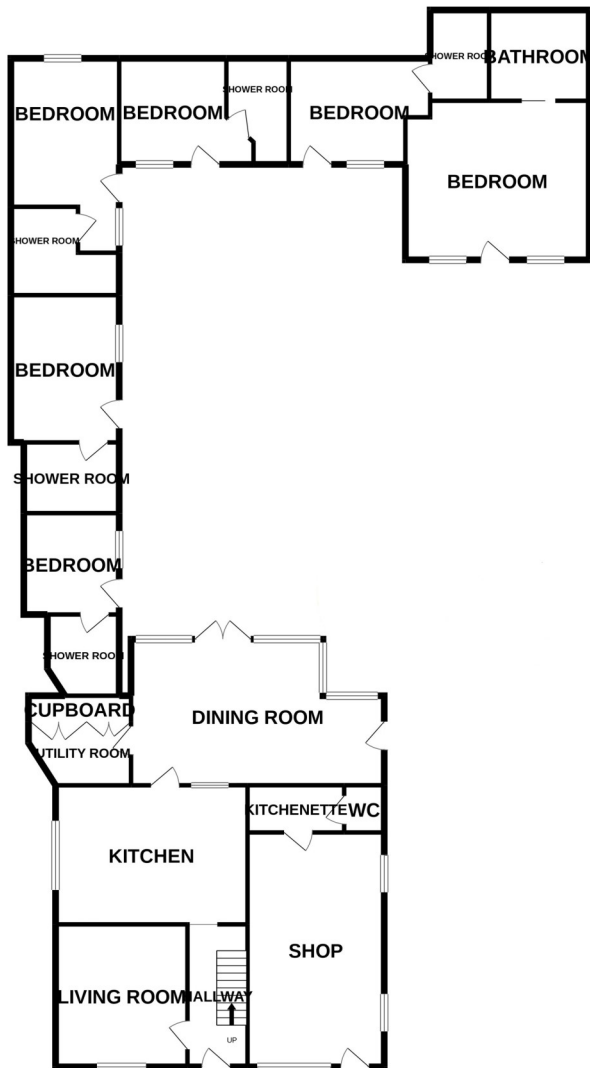
Rateable Value:
Guest House - £3,950
Shop - £3,800

Local Authority: Tendring District Council

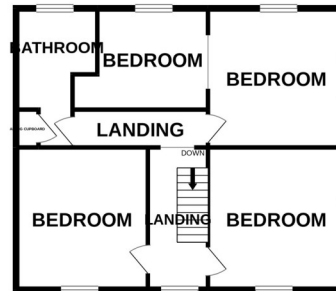








1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 2841 sq.ft. (263.9 sq.m.) approx.

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

awaiting
epc

EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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