



Viva Guest House

11 St Paul's Road, Clacton-on-Sea, Essex, CO15 6AU

Freehold £575,000

- Within walking distance of town centre and beach
- Superbly renovated Victorian property
- Five immaculate en suite rooms
- Lounge, dining room and kitchen
- Enclosed residents garden
- Lifestyle business with ample scope to grow

Ref: 95734

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SP Sidney
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LOCATION

Viva Guest House is situated in Clacton-on-Sea, a seaside town and resort in the county of Essex. It is located on the Tendring Peninsula and is the largest settlement in the Tendring District, with a population of approximately 55,000. The area is experiencing rapid expansion with a number of large and medium sized housing developments being constructed on the town's peripherals, which are proving popular with young professionals and families due to the areas commutability to the capital, comfortable work from home surroundings and wealth of amenities.

The town, being a seaside resort, is well-known for its Pleasure Pier, arcade and sandy beach. Being within easy distance of the Port of Harwich the town is often used as a stopover for those travelling to and from Europe.

The town is easily accessible via the A133 and A12, providing fast road communications to London, Ipswich, Colchester and Chelmsford. Trains are operated by Greater Anglia and run hourly to London Liverpool Street via Colchester and Chelmsford, with the full journey taking about 90 minutes.

Viva Guest House is situated in a welcoming residential area of the town, approximately a ten minute walk from both the town centre and Clacton station, as well as a short walk from the beach.

GROUND FLOOR

- LOBBY.
- MODERN KITCHEN.
- LAUNDRY ROOM: With two washing machines and two tumble dryers.
- OFFICE.
- DINING/BREAKFAST ROOM: With seating for 14 and French doors to the garden.
- RESIDENTS' LOUNGE.
- ROOM ONE: An accessible DOUBLE BEDROOM with EN SUITE WET ROOM.

OWNERS APARTMENT

Located on the ground floor and comprising:

- LOUNGE and DOUBLE BEDROOM with EN SUITE SHOWER.

FIRST FLOOR

- ROOM TWO: DOUBLE BEDROOM with EN SUITE SHOWER.

- ROOM THREE: DOUBLE BEDROOM with EN SUITE SHOWER.
- PLANT ROOM.

SECOND FLOOR

- ROOM FOUR: FAMILY BEDROOM with DOUBLE BED and SINGLE BED, divided into two rooms with EN SUITE SHOWER.
- ROOM FIVE: FAMILY TRIPLE BEDROOM with EN SUITE SHOWER.

EXTERNAL

- PARKING: For 4 - 5 vehicles.
- GARDEN: A beautifully presented west-facing garden with garden furniture.

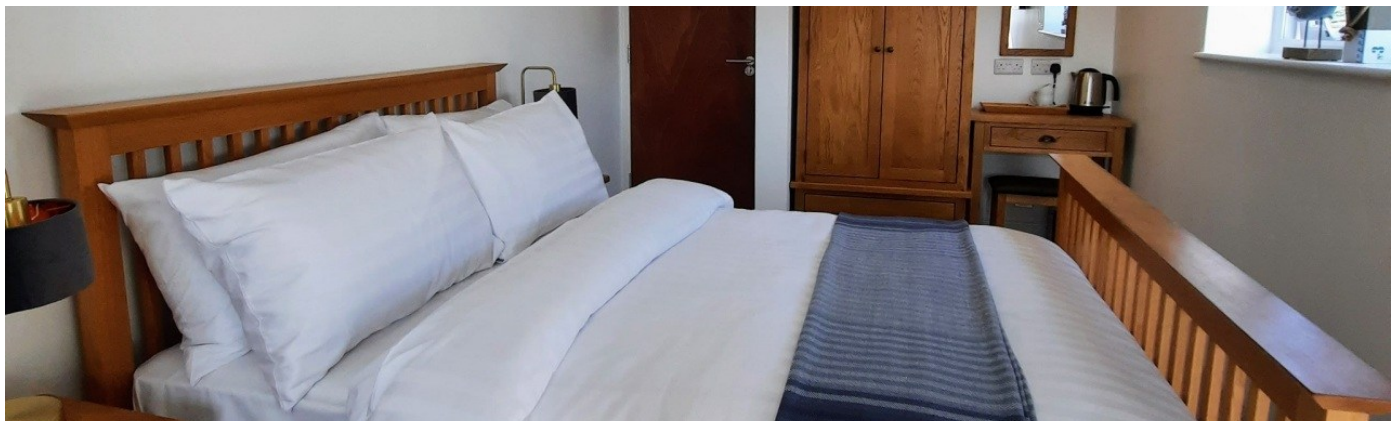
THE BUSINESS

Viva Guest House has for the past four years operated as a tranquil and casual retreat targeted at adult clientele seeking to enjoy a relaxing break.

The business is currently run to suit the lifestyle of the seller and offers ample opportunity for a new hands-on operator to increase occupancy levels, turnover and therefore profit. Accounting and occupancy details can be provided to serious parties following a formal viewing.

The business has been awarded the Travel & Hospitality Award 2024 "Best Guest House East of England" as well as their most recent achievement from Booking.com for Traveller Award 2026 winner 9.8.

There is also the potential for a new operator to introduce an evening meal offering.



TENURE & PRICE

FREEHOLD £575,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

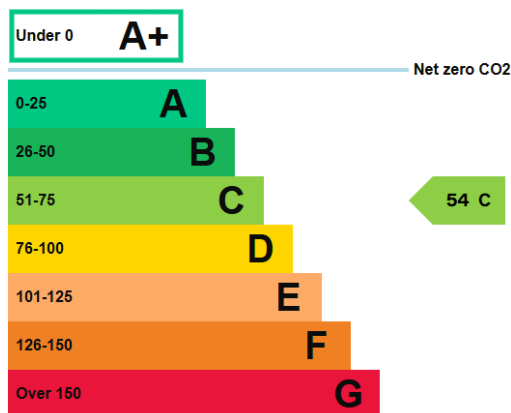
A full Premises Licence is held permitting the retail of alcohol:

7 days a week: 24 hours a day

SERVICES

All mains services are connected.

Local Authority: Tendring District Council



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

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EPC Reference: 0996-9797-0127-1059-4320

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