



- Six Bed and Breakfast Rooms
- Three/Four Bedroom Residential Rooms
- Private Courtyard With Parking
- Commercial Shop
- Ideal Investment
- Established Business
- Ready To Start
- Popular Location

**1 High Street, Brightlingsea, Colchester, Essex. CO7 0AE.**

GUIDE PRICE £500,000 TO £550,000. An incredible opportunity to purchase this established business comprising of a bed and breakfast business, three/four bedroom residential house and small commercial shop. Offered in a ready to run and occupy condition with established client base and plenty of potential to create and excellent return on investment.



# Property Details.

## Details

### Location

Set on Brightlingsea High Street, just moments away from many thriving businesses, shops, pubs and amenities, the waterfront and harbour are close by too.

### Commercial Shop

With separate access from the high street, kitchenette and cloakroom.

### Bed and Breakfast

6 Separate rooms of varying sizes with en-suite facilities, communal dining room is available attached to the residential dwelling. All well furnished and decorated, one with disabled access.

### House

A three/four bedroom home with family bathroom, living room, kitchen/diner, the kitchen is also used to cater for the bed and breakfast, this is linked to the dining room and utility room.

### Courtyard

Offering secure entry via electric gates and offering off road parking, bin storage and access to all rooms.

### Viewings

Strictly by appointment, please call for further details.