Maillard &Co

For Sale

£ 1,500,000

Cleveland Road

"Grade 4 Listed Guest House Located on Cleveland Road with Development Potential"

16	2	0
Bedrooms	Receptions	Bathrooms

T: 01534 880 880 • residential@maillardandco.com

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For Sale

Property features

- Set on three floors
- Development opportunity
- Ideal Location close to the beach and town
- 15 Guest Bedrooms
- Registered guest house
- Previous Planning in Principle Approval for 8 Apartments
- Business opportunity
- Managers 2 bed apartment

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Maillard &Co

For Sale

Property details

Grade 4 Listed Guest House Located on Cleveland Road with Development Potential

The Thalatta is a registered Guest House, located on Cleveland Road. The property is currently rented out with the tenancy ending in 2026, the current passing rent is £40,500 per annum.

The property is arranged over three floors and currently has 16 guest rooms, all of which are doubles or triples. On the ground floor the property also offers a restaurant, kitchen, laundry room, covered yard and 1 staff room ensuite. Access available to the rear of the property from a private lane.

Planning in principle approval Ref: PP20010179 from 2001 which has now lapsed, for 8 units : 6 x 1 bedroom apartments (including a caretakers apartment), 1 x 2 bedroom apartments and with the benefit of also creating 5 new parking spaces.

Internal Photos to follow.

Disclaimer

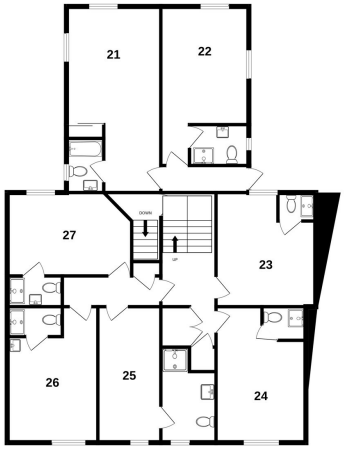
Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

THALATTA
GUEST HOUSE
BED & BREAKFAST
OPEN ALL YEAR ROUND
TELEPHONE:

GROUND FLOOR

1ST FLOOR



2ND 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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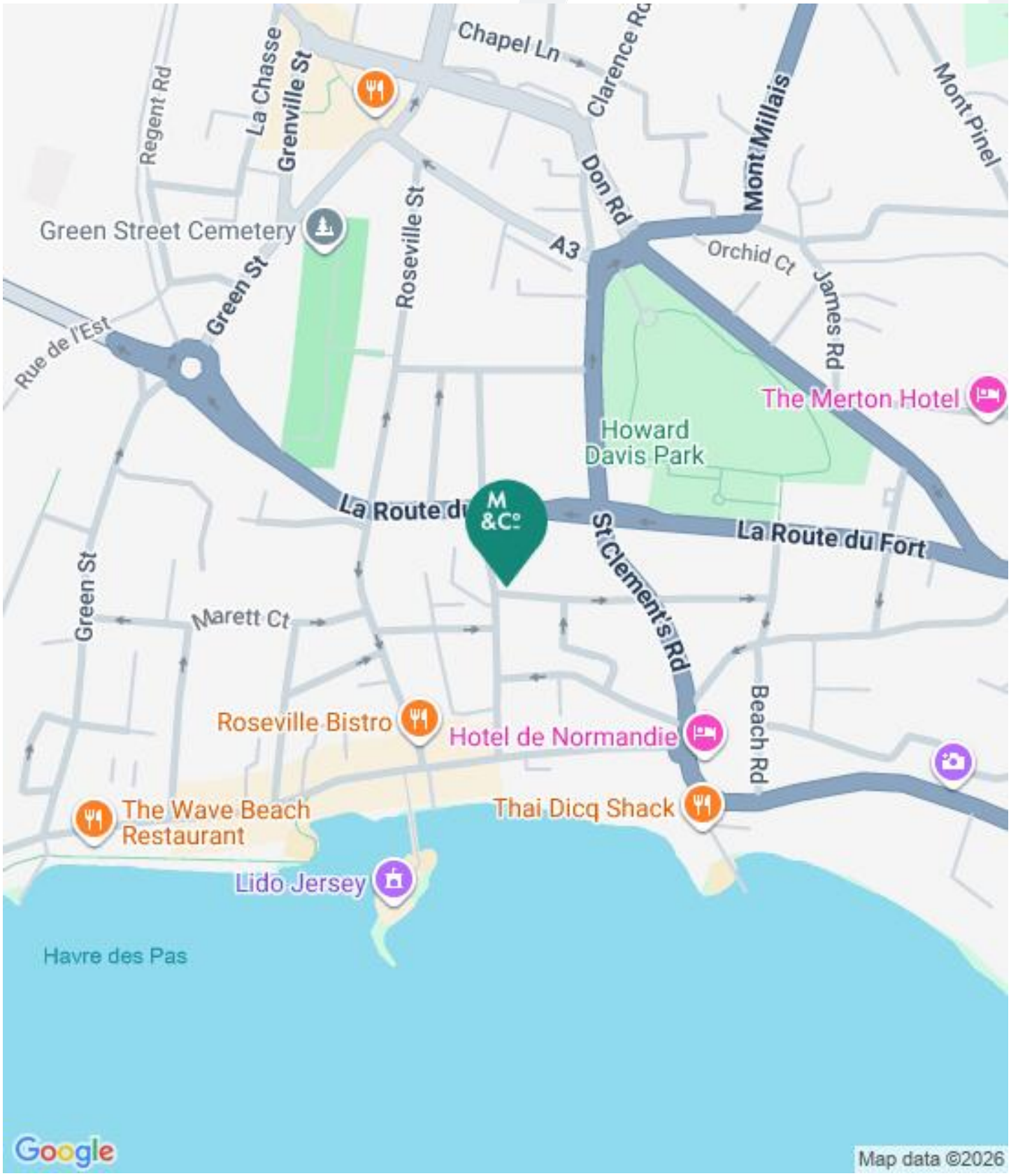
Chapel Ln
Clarence Rd
Regent Rd
La Chasse
Grenville St
Mont Millais
Mont Pinel
Don Rd
Roseville St
Green Street Cemetery
A3
Orchid Ct
James Rd
Green St
Rue de l'Est
The Merton Hotel
Howard
Davis Park
La Route du
M
&C°
St Clement's Rd
La Route du Fort
Green St
Marett Ct
Roseville Bistro
Hotel de Normandie
Beach Rd
The Wave Beach
Restaurant
Thai Dicq Shack
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