



Maillard  
& Co

£ 1,500,000

Cleveland Road

For Sale



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

17

Bedrooms

3

Receptions

20

Bathrooms

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



## 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 17 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 2 staff rooms with ensembles. 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.

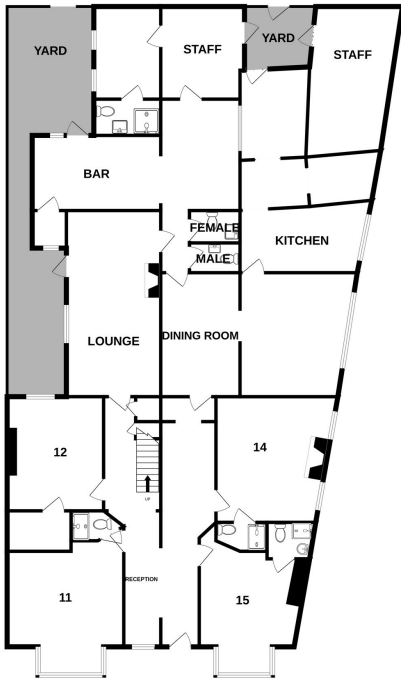
## Disclaimer

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.

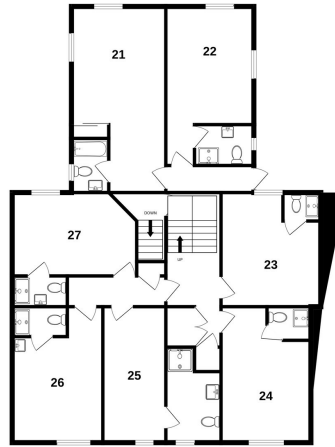
Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source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



GROUND FLOOR



1ST FLOOR

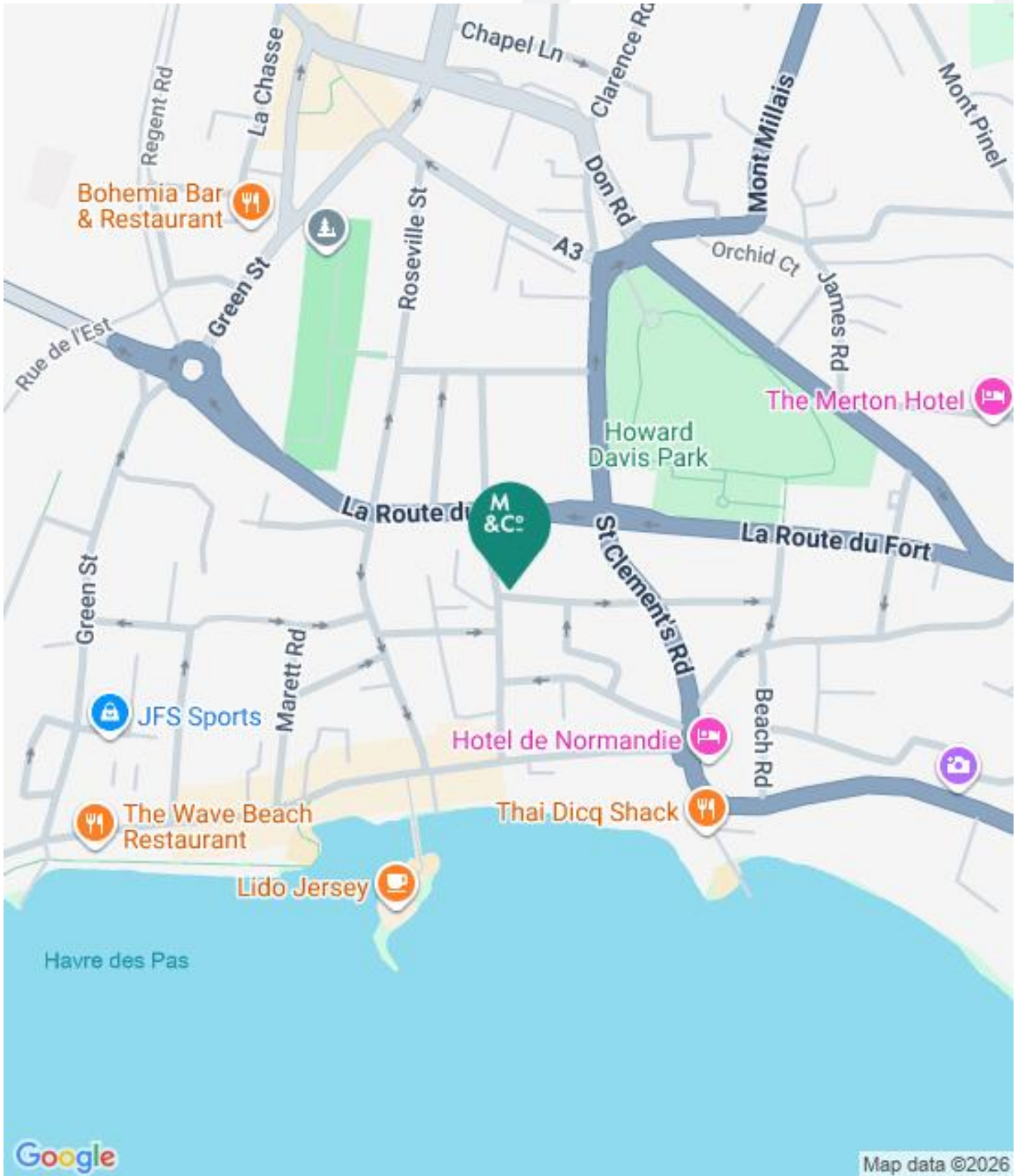


2ND FLOOR



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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For Sale



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