

GLENHOLME HOUSE, 34 NEWCOMEN TERRACE, REDCAR, TS10 1DB

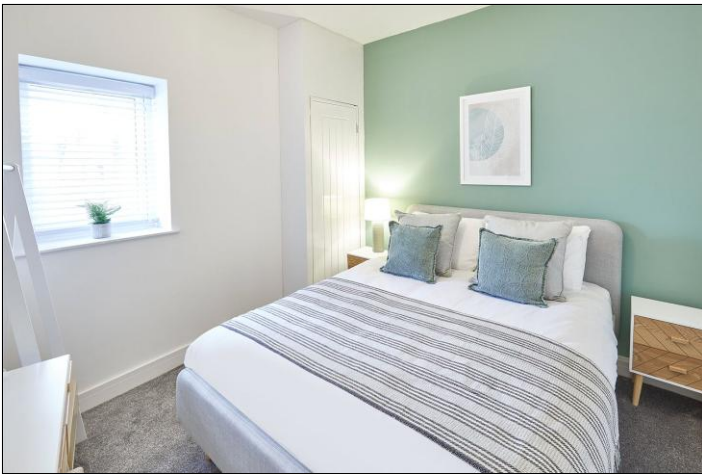


- ▲ Block of 6 self-contained apartments
- ▲ Mix of 1 and 2-bedroom accommodation
- ▲ Established self-catering contractor and corporate accommodation business
- ▲ The property has been run as a successful holiday let
- ▲ Prime seafront location on Newcomen Terrace
- ▲ Walking distance to Redcar town centre and amenities
- ▲ Strong demand from contractor, corporate and leisure markets
- ▲ Proven income-producing investment opportunity
- ▲ Potential for continued growth and operational enhancement

£550,000

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An exceptional investment opportunity to acquire Glenholme House, a successful block of six self-contained apartments prominently positioned on Redcar's sought-after seafront.

The property comprises a mix of well-appointed one and two-bedroom apartments, all currently operating as established self-catering accommodation catering to contractors, corporate guests and short-term visitors. The business benefits from a proven trading history and strong demand generated by the area's ongoing industrial, renewable energy and infrastructure sectors. The property has also been run as a successful holiday let.

Occupying a prime position on Newcomen Terrace, Glenholme House enjoys uninterrupted coastal surroundings and is just a short walk from Redcar town centre, offering convenient access to shops, restaurants, transport links and local amenities.

The apartments provide flexible accommodation suitable for a range of occupier types, creating multiple income streams and offering continued potential for growth. The property's unique seafront setting, combined with its proximity to major employers and excellent transport connections, makes it a highly attractive proposition for investors seeking a turnkey hospitality or serviced accommodation asset.

TO VIEW: Tel: **01642 285041**
30-32 Station Road, Redcar, TS10 1AG

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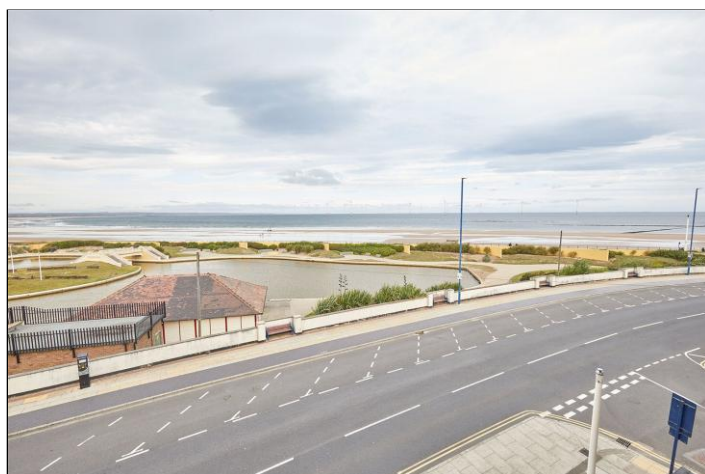
BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - JS/LS/EST250307/08062026

Council Tax Band: RCBC Business Rates **Tenure:** Freehold

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GLENHOLME HOUSE, TS10 1DB



Flat 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	82 B	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 4

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	83 B	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

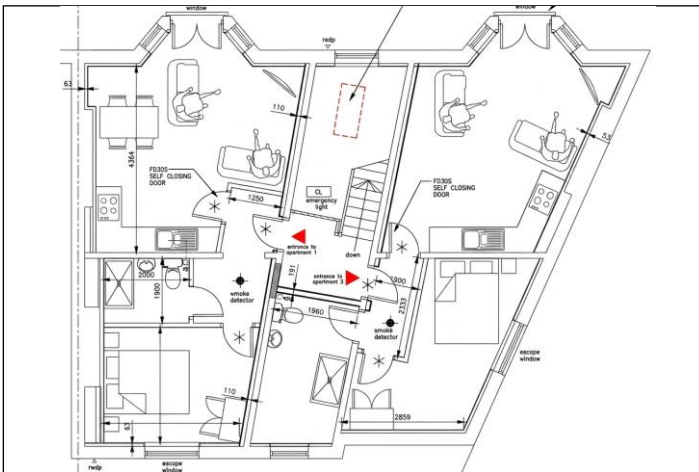
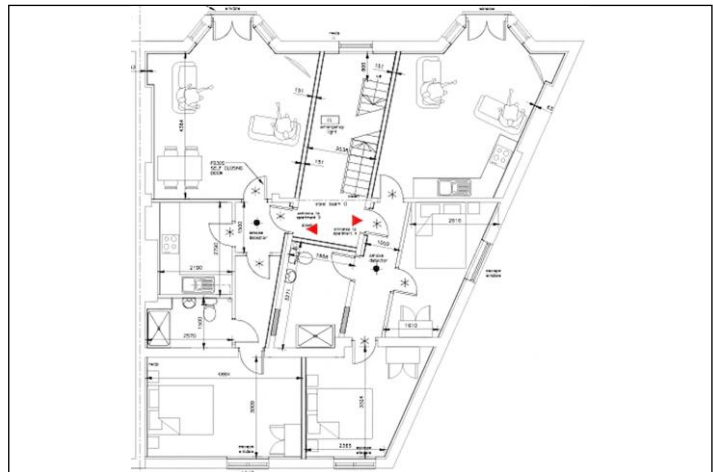
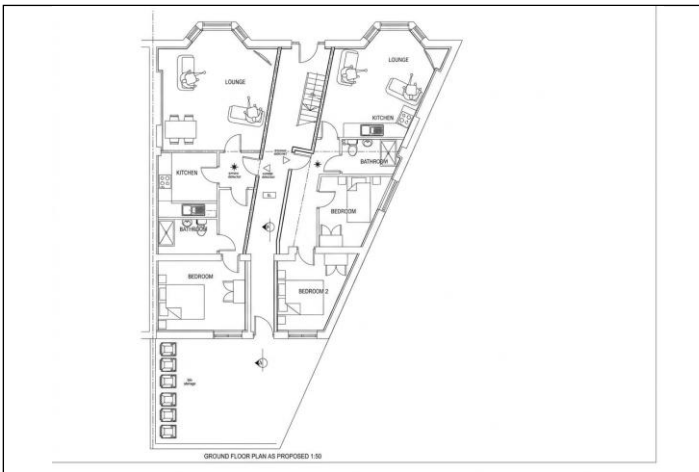
GLENHOLME HOUSE, TS10 1DB

Flat 5

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	66 D
39-54	E		
21-38	F		
1-20	G		

Flat 6

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		





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