

Commercial Property – Freehold for Sale

- Building: 1,367 sq ft (127 sq m) (Net Internal Area)
- Good sized private parking/yard at rear
- Current Use: D1
- Suitable for alternative uses/re-development (STTP)
- Prominently located on the corner of Oxford Road and Groveland's Road



Description

The property is a semi-detached, self contained brick built building over two floors, comprising a cellular room layout on each floor. There is a kitchen on the first floor and W.Cs on both ground and first floor levels.

To the rear of the premises is a good size private and secured car park.

The current use is D1 (Day Care Facility for People with Learning Difficulties). Subject to obtaining the necessary planning consent, the building and plot offer potential for conversion to residential. The yard is considered large enough to open the possibility of an extension of the current building, thus potentially increasing the building's internal area. Other opportunities may be possible to extend/build within the rear yard area, subject to each interested parties' own prior investigations.

Location

The building is prominently located on the corner of Groveland's Road and Oxford Road. It is situated in a built up residential area within West Reading. 24 hour bus services provide direct access into the town centre, stopping just outside the property. Other surrounding retail amenities include Tesco Extra, Subway, a pharmacy and local grocery stores.

EPC Rating - D:79

Viewings

By appointment only, block viewings will be to be carried out on...

Thursday 5th July 1-2.30pm

Tuesday 10th July 1-2.30pm

Thursday 12th July 1-2.30pm

Tuesday 17th July 1-2.30pm

Thursday 19th July 1-2.30pm

Please confirm your appointment before arrival.

Method of sale

The freehold is offered for sale by way of an informal, non-binding tender.

Conditional and/or unconditional offers are invited to us by 12 noon 31st August 2018. Should the vendor receive a number of competitive offers then they reserve the right to request best and final bids from all parties who register their interest.

Viewings and further information

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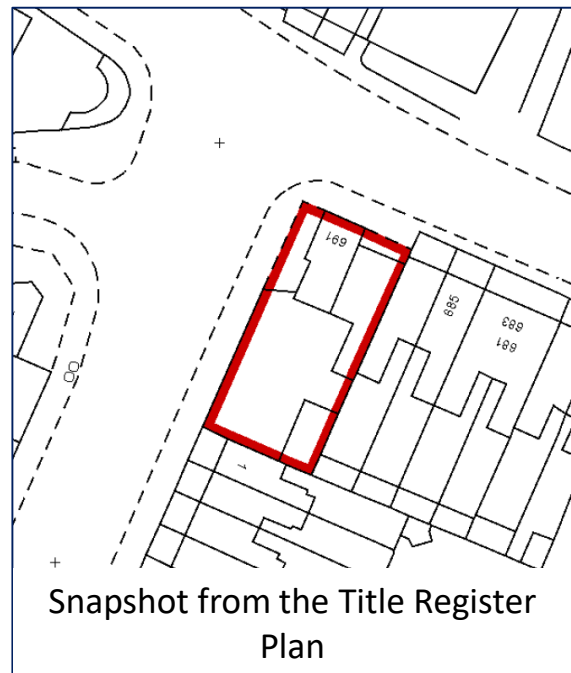
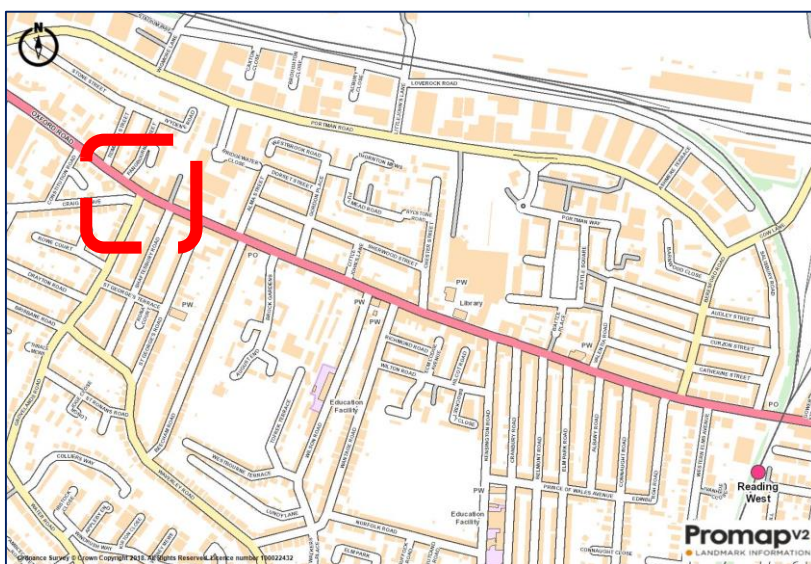
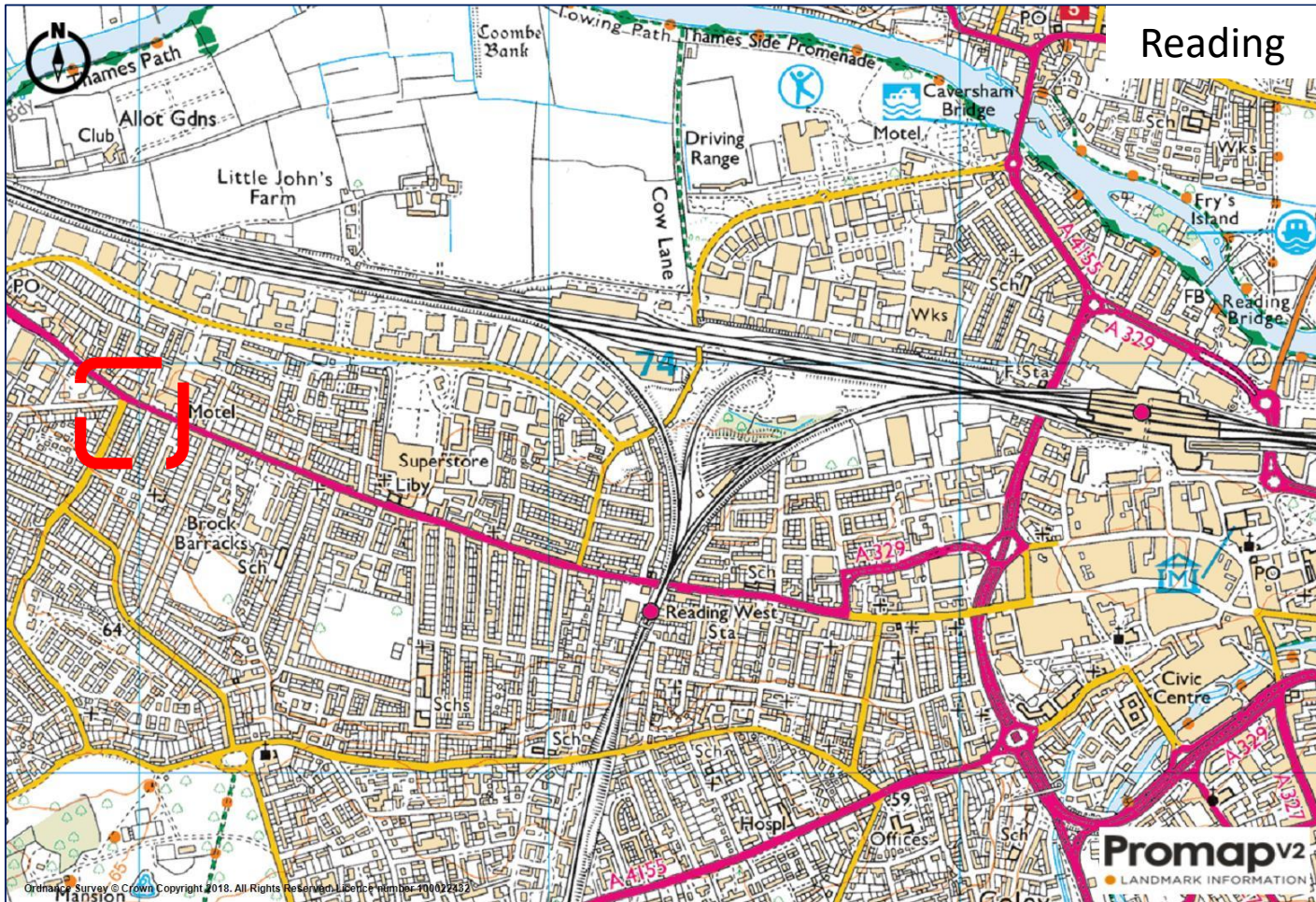
The following information is available on request...

- Floor Plans
- Title Register details
- Full EPC certificate

Please note that these particulars are set out as a general outline only. All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should satisfy themselves by inspection or obtaining their own professional advice. All costs advertised are exclusive of VAT. Prepared June 2018.

Maps and Plans

Reading



Click on either Promap to link to Google Maps