



HASLAM'S

CHARTERED SURVEYORS

NEW INSTRUCTION

FOR SALE



179a OXFORD
ROAD

Reading
Berkshire
RG1 7UZ

TYPE	MIXED USE PROPERTY
TENURE	FREEHOLD INVESTMENT
SIZE (IPMS3)	1,061 SQ FT (98.6 SQ M) + 3x 1 BEDROOM FLATS + FIRST FLOOR OFFICE/STORE
OFFERS IN REGION OF	£725,000

KEY POINTS

- > Rare Freehold opportunity
- > Prominent town centre location
- > Ground floor office let until April 2022 producing £11,260 per annum
- > 3x residential flats producing £29,220 per annum
- > Further development potential

T: 0118 921 1507 W: [haslams.co.uk](https://www.haslams.co.uk)



Location

The property occupies a prominent position on the south side of Oxford Road in an established commercial and residential location on the edge of Reading town centre, offering a wide range of shopping and leisure facilities along with Reading Railway Station .

Reading Railway Station lies approximately 0.5 miles to the east of the property, providing direct train services to London Paddington and London Waterloo.

Description

The premises comprise of a three storey mid-terraced building. The ground floor provides a self contained office with front and rear access. The office is split into several rooms and benefits from kitchen and toilet facilities. The accommodation on the first and second floors is accessed independently via Oxford Road. The first floor provides further office/storage accommodation and a one bedroom flat. The second floor provides two further one bedroom flats.

Subject to obtaining the necessary planning consents, potential does exist for the first floor office/store to be converted to residential accommodation.

Accommodation

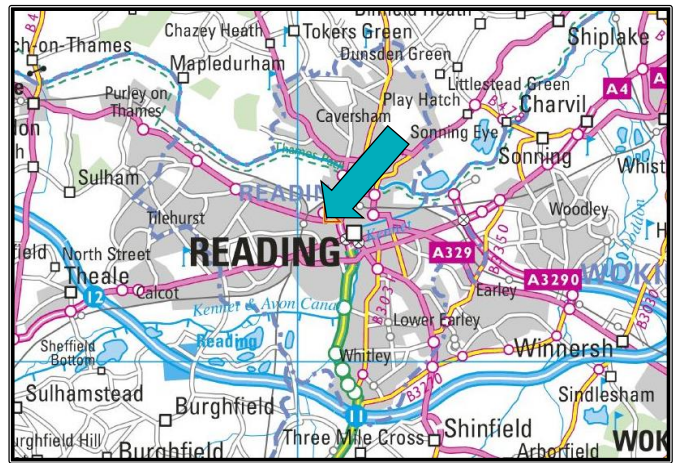
We understand the internal floor areas are as follows;

Floor	Accommodation	sq m	sq ft
Ground Floor (IPMS3)	Office and ancillary	98.6	1,061
First Floor (IPMS3)	Office/storage	23.4	252
	Office/storage Flat 3	16.2	174
Second Floor	Flat 1		
	Flat 2		

Energy Performance Asset Rating

EPC Rating:

GF Office – TBC
Flat 1 – F (34)
Flat 2 – E (42)
Flat 3 – F (33)



Tenure

The property is held by way of Freehold.

Tenancies

The ground floor commercial unit is let to the chairman of the Dyslexia Research Trust on a 5 year FRI lease (3 Years Remaining) at £11,260 per annum exclusive. There is a mutual option to break at the end of the third year. The lease has been granted outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

The 3 flats are let on Assured Shorthold Tenancy (AST) Agreements producing a total of £29,220 per annum.

Legal Costs / VAT

Each party to pay their own legal costs.

The property is **not** elected for VAT and therefore VAT is not payable on the purchase price.

Business Rates

The Rateable Value for the property has been assessed as £11,500 on the ground floor accommodation and £3,300 on the first floor accommodation.

Offers

We invite offers in the region of £725,000.

Viewing & Further Information

Please contact the sole agent for further information or an appointment to view.



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