



Station Road, Reading, Berkshire, RG1 1LG

Price on Application *Freehold*

0 0 0

A Grade II Listed Mixed Use Development Opportunity with Planning Approval for 7 Apartments and Commercial Space

An exceptional opportunity to acquire this notable landmark building in this prominent location less than 100 metres from Reading Station. This Grade II listed building featuring a distinctive 1903 Baroque Art Nouveau terracotta facade presents a rare chance for a new owner to revive and reimagine a highly recognisable property in the heart of Reading. Extending to approximately 7,000 sq. ft (approximately 656 sq. metres) over 6 floors the building has primarily functioned as commercial office space and now offers the potential to create a truly unique commercial or mixed-use scheme in a prime and highly visible location.

The property benefits from planning consent to convert the upper floors of the building into residential accommodation. The approved plans provide for into 7 apartments (6 x 1 Beds and 1 x 2 bed), together with commercial units at ground floor and basement levels, offering flexibility for a variety of occupiers.

Given its prominent position and generous internal space, the building offers excellent potential for a range of commercial uses including a restaurant, bar, gym, retail premises, or office space. The property would suit an owner-occupier seeking a distinctive home for their business, as well as investors looking for either a fully commercial investment or an attractive mixed-use commercial and residential development opportunity.

Overall, this is a rare chance to secure a landmark building with significant development potential in one of Reading's most desirable and central locations.

KEY FEATURES

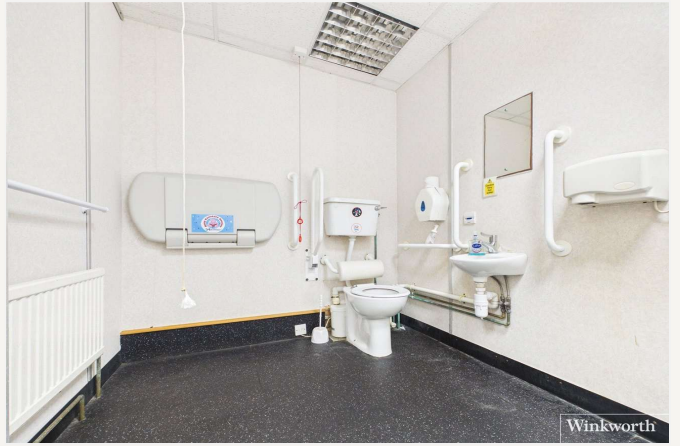
- Exciting mixed use development opportunity
- Prime Town Centre location 100 metres from Reading Station
- Approximately 7000 ft² (656m²) of space set over 6 floors
- Planning for 7 apartments and two floors of commercial space
- Reading Borough Council Planning Nos. 230202 & 230203

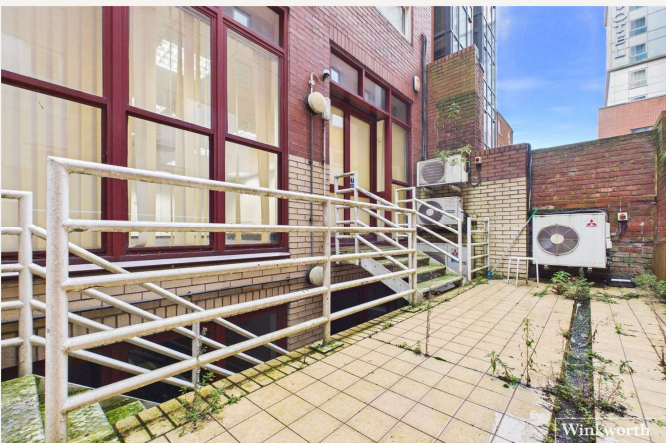
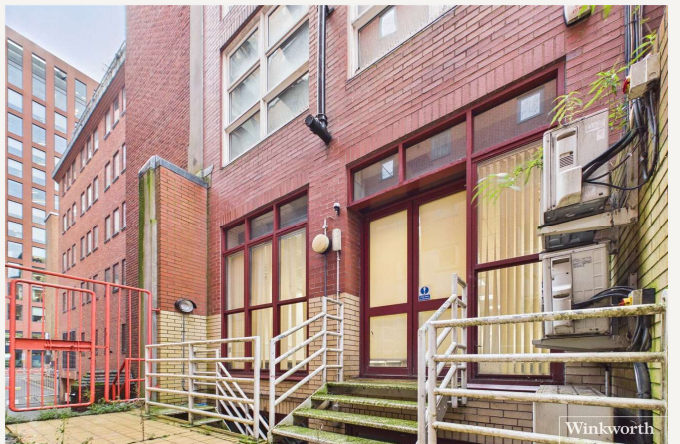
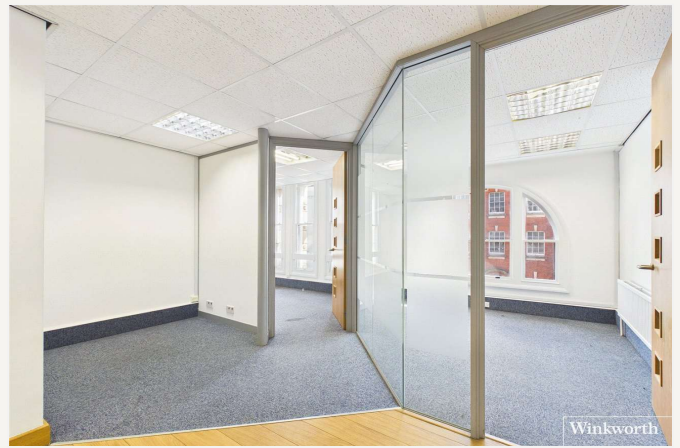
Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...





MATERIAL INFO

Tenure: Freehold

