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## Church Street, Caversham, Reading, RG4 7AT

Price on Application *Freehold*



**An exciting opportunity to acquire this landmark building which was the former Barclays bank in the centre of Caversham**

An exceptional opportunity to acquire one of Caversham's most notable landmark buildings, the former Barclays Bank prominently positioned on the junction of Church Street, Church Road and Bridge Street. Having been closed since 2020, this striking and characterful building presents a rare chance for a new owner to revive and reimagine a highly recognisable property at the heart of the local community.

Extending to over 3,000 sq ft (approximately 290 sq mtrs) of accommodation arranged across two floors, the building retains a number of distinctive original features, including the reinforced bank vault, offering 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 parts of the building into residential accommodation. The approved plans provide for three apartments comprising a one-bedroom and a two-bedroom apartment on the first floor, together with a further two-bedroom apartment within the loft space. In addition, the consent allows for two separate commercial units at ground floor level, 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 Caversham's most desirable and central locations.

### KEY FEATURES

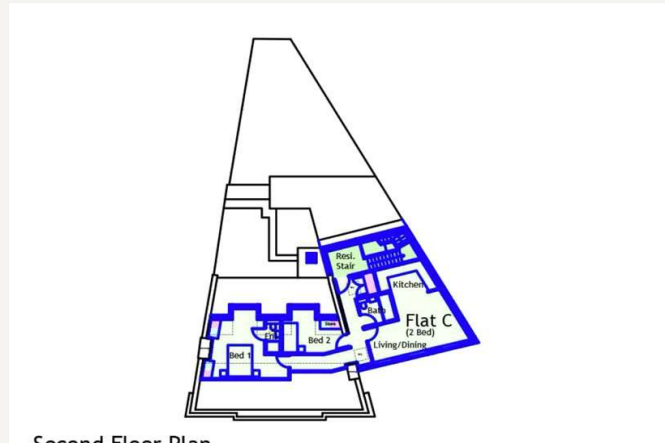
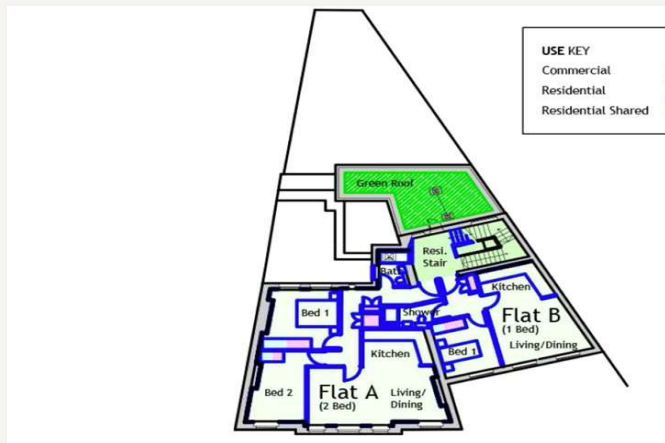
- Exciting Commercial or Mixed Use Development Opportunity
- Former Barclays Bank Building Closed in 2020
- Prominent Central Caversham Location
- Over 3000sq ft (290m2) of Space
- Planning Approved for 3 Apartments on Upper Floors and 2 Ground Floor Commercial Units
- Reading Borough Council Planning Application Number 240068

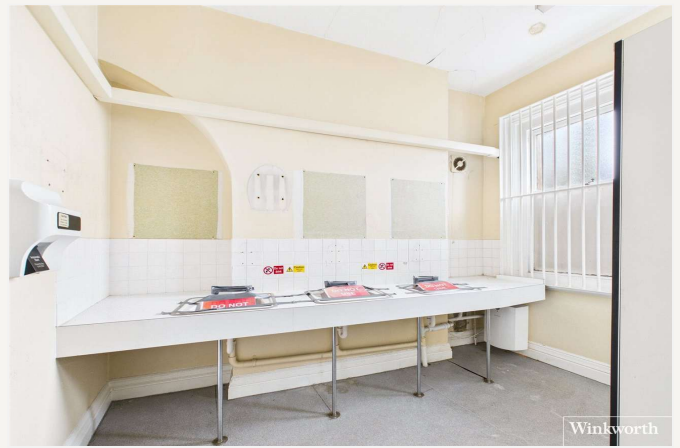
### Reading

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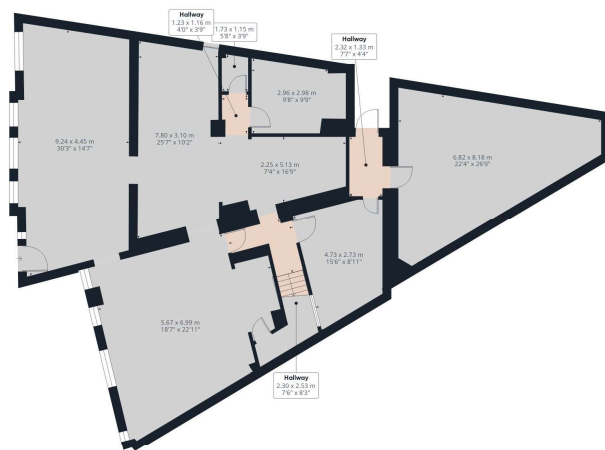
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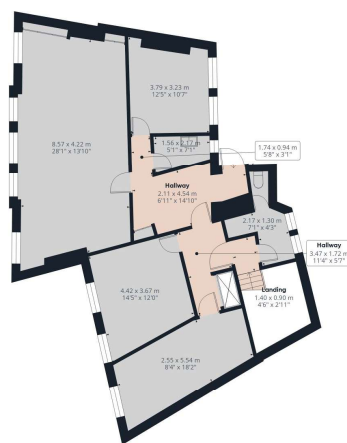


## MATERIAL INFO

**Tenure:** Freehold  
**Term:** 0 year and 0 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:**  
**EPC rating:** To be confirmed



Ground Floor



Floor 1



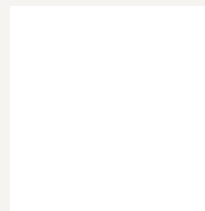
**Approximate total area<sup>(1)</sup>**  
 291.7 m<sup>2</sup>  
 3139 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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<https://www.winkworth.co.uk/sale/property/REA260062>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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