



**HEMDEAN ROAD, CAVERSHAM, READING, BERKSHIRE, RG4 7SS**  
**GUIDE PRICE £350,000 FREEHOLD**

**FOR SALE BY MODERN METHOD OF AUCTION: A  
 MIXED USE INVESTMENT OPPORTUNITY COMPRISING OF  
 A GROUND FLOOR COMMERCIAL UNIT WITH A ONE  
 BEDROOM APARTMENT ABOVE**

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## DESCRIPTION:

For Sale by Modern Method Auction. This corner plot in a prime Central Caversham location offers a superb opportunity to purchase a mixed use investment or business premises with incorporated living accommodation. Occupying the corner of Hemdean Road and Oxford St the property consists of a ground floor commercial unit with a one bedroom split level apartment above. The commercial unit, which is now vacant, recently operated as a restaurant and was a previously a hairdressers salon for many years and has opportunity for a variety of business uses or conversion back to residential accommodation with the appropriate planning consents. The apartment above is accessed from its own front door on Oxford Street and occupies the top two floors of the building. The apartment is currently let at a monthly rental of £1100 and comprises of a lounge/diner with dual aspect windows, kitchen and shower room on the first floor and a double bedroom on the top floor. The commercial space has a large open plan area, a kitchen, toilet and a small courtyard garden to the year. This superb opportunity will suit an astute investor looking for an income generating opportunity or suit someone wishing to run a business with incorporated living quarters.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

## AT A GLANCE

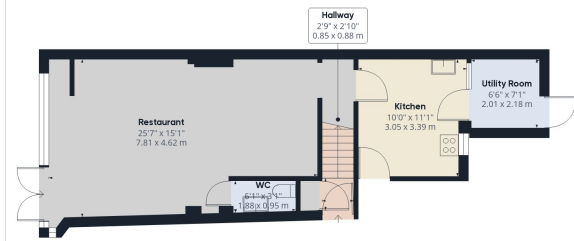
- Mixed Use Investment Opportunity
- Ground Floor Commercial Unit
- Former Uses - Hairdressers and Restaurant
- Split Level One Bedroom Apartment
- Investment Opportunity Or Business with Living Quarters
- Potential To Convert To Residential
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction



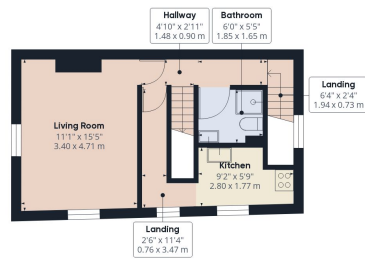








Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**  
1088.67 ft<sup>2</sup>  
101.14 m<sup>2</sup>

**Reduced headroom**  
42.95 ft<sup>2</sup>  
3.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

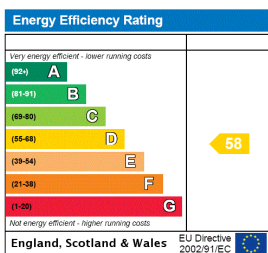
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure: Freehold**



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