



**SOUTHAMPTON STREET, BERKSHIRE, RG1**  
**GUIDE PRICE £800,000 FREEHOLD**

**FREEHOLD INVESTMENT OPPORTUNITY OF A  
LANDMARK GRADE II LISTED TOWN CENTRE BUILDING  
CONSISTING OF THREE DWELLINGS AND A LARGE CAR  
PARK**

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## DESCRIPTION:

An exciting opportunity to acquire this attractive prominent Grade II listed building in Reading Town Centre which is being sold for the first time in over 30 years. The property was sympathetically converted into three high spec. homes in 2021 and is conveniently located directly opposite the Oracle shopping and entertainment complex. The development consists of, a one bedroom house, a one bedroom ground floor apartment and a two bedroom split level first and second floor apartment. There is existing planning permission for a two storey extension to 28 Southampton Street which could accommodate an additional one bedroom apartment subject to the necessary consents. The development is an exceptional investment opportunity which would suit short term lets, serviced accommodation or longer term tenancies and generate in excess of £40,000 rental per annum or over £50,000 as serviced accommodation. In addition there is a private car park with parking for many cars which is unique to a development this centrally located. Each property has its own separately accessed front door and retains a wealth of character and period features, whilst finished with contemporary fixtures and fittings. There is potential to purchase fully furnished offering a 'turn-key' serviced apartment opportunity. The bathrooms and fitted kitchens are finished to the highest of standards to create comfortable modern living spaces in this period conversion in an excellent location. This is an opportunity to purchase a landmark property in the thriving centre of Reading and early viewings are highly recommended.

## AT A GLANCE

- Grade II Listed Freehold Investment
- Serviced Accommodation Potential
- Landmark Building Opposite the Oracle Shops
- Planning Approval to add Additional Living Accommodation
- Three Self Contained Dwellings
- Converted to a High Spec in 2021
- 1 Bedroom Terrace House
- 1 Bedroom Ground Floor Apartment
- 2 Bedroom Split Level Apartment
- Car Parking for Many Cars



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GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



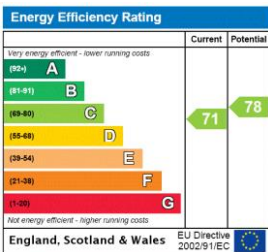
2ND FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 sq.m.) approx.

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