



CROSS STREET, BERKSHIRE, RG1 1SN
£600,000 FREEHOLD

PRIME INVESTMENT OPPORTUNITY IN CENTRAL READING

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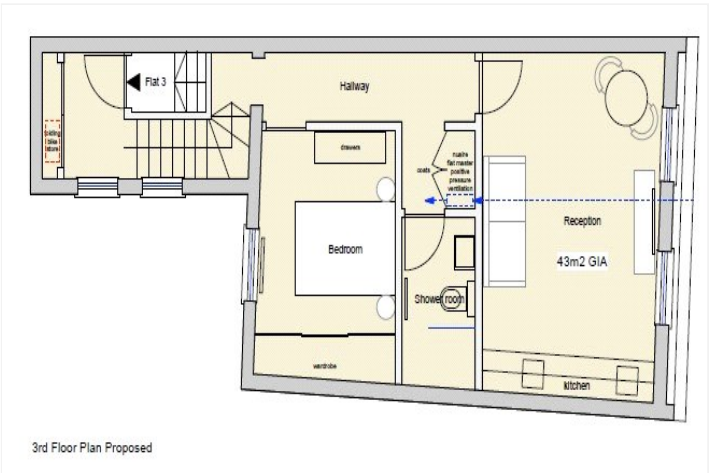
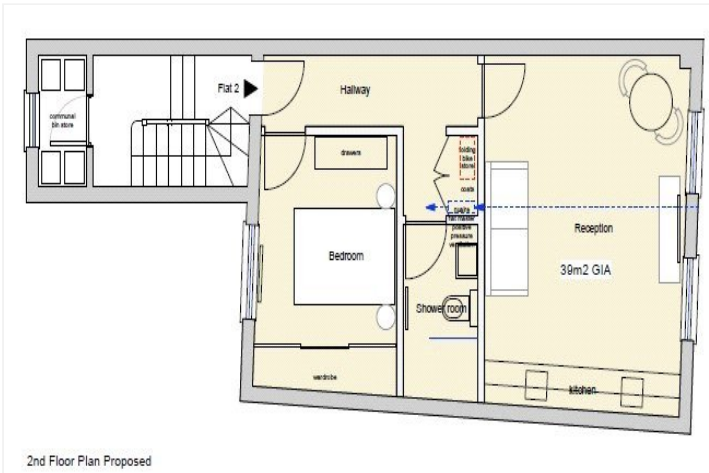
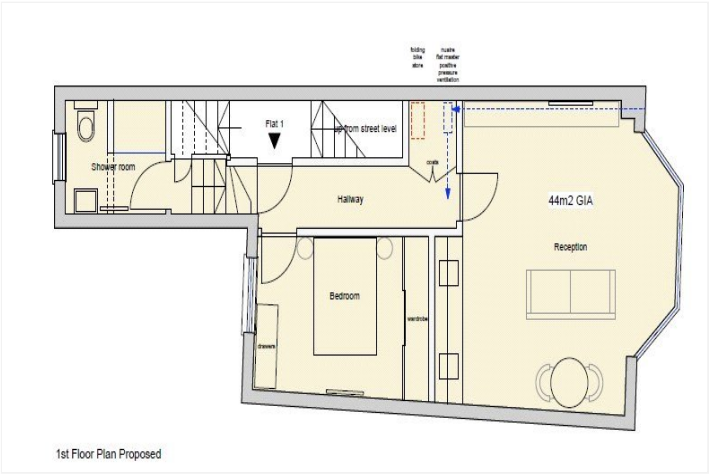
AT A GLANCE

DESCRIPTION:

A centrally located five-storey freehold commercial property with full planning permission (Ref: PL/22/1423) to convert the first, second, and third floors into three one-bedroom residential flats. The ground floor and basement are currently used as a beauty salon, with medical treatment rooms on the first floor, a tattoo parlour on the second floor, and offices on the top floor. The property is fully let, generating £40,600 p.a., with scope to increase to £70,000 p.a. Tenancies on the upper floors are on flexible terms allowing the potential for vacant possession. A £30,000 Section 106 affordable housing contribution is payable to Reading Borough Council as part of the approved scheme.

- Freehold mixed-use building over five floors
- Excellent town centre location close to The Oracle and Reading Station
- Planning Approved for 3 x One Bedroom Apartments on upper floors
- Planning App Number PL/22/1423
- £30,000 Section 106 contribution
- Current income: £40,600 p.a. | Potential: £70,000 p.a.
- Flexible tenancies in place on upper floors





		<div><div>Winkworth</div><div><div>Approximate total area⁽¹⁾</div><div>2548.26 ft²</div><div>236.74 m²</div><div>Reduced headroom</div><div>10.92 ft²</div><div>1.01 m²</div></div></div>
		<div>(1) Excluding balconies and terraces</div> <div>Reduced headroom</div> <div>..... Below 5 ft/1.5 m</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</div> <div>GIRAFFE360</div>

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

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

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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