



**CHURCH STREET, CVERSHAM READING, BERKSHIRE, RG4
OFFERS IN EXCESS OF £900,000 FREEHOLD**

A MIXED USE DEVELOPMENT OPPORTUNITY IN THIS PROMINENT HIGH STREET LOCATION

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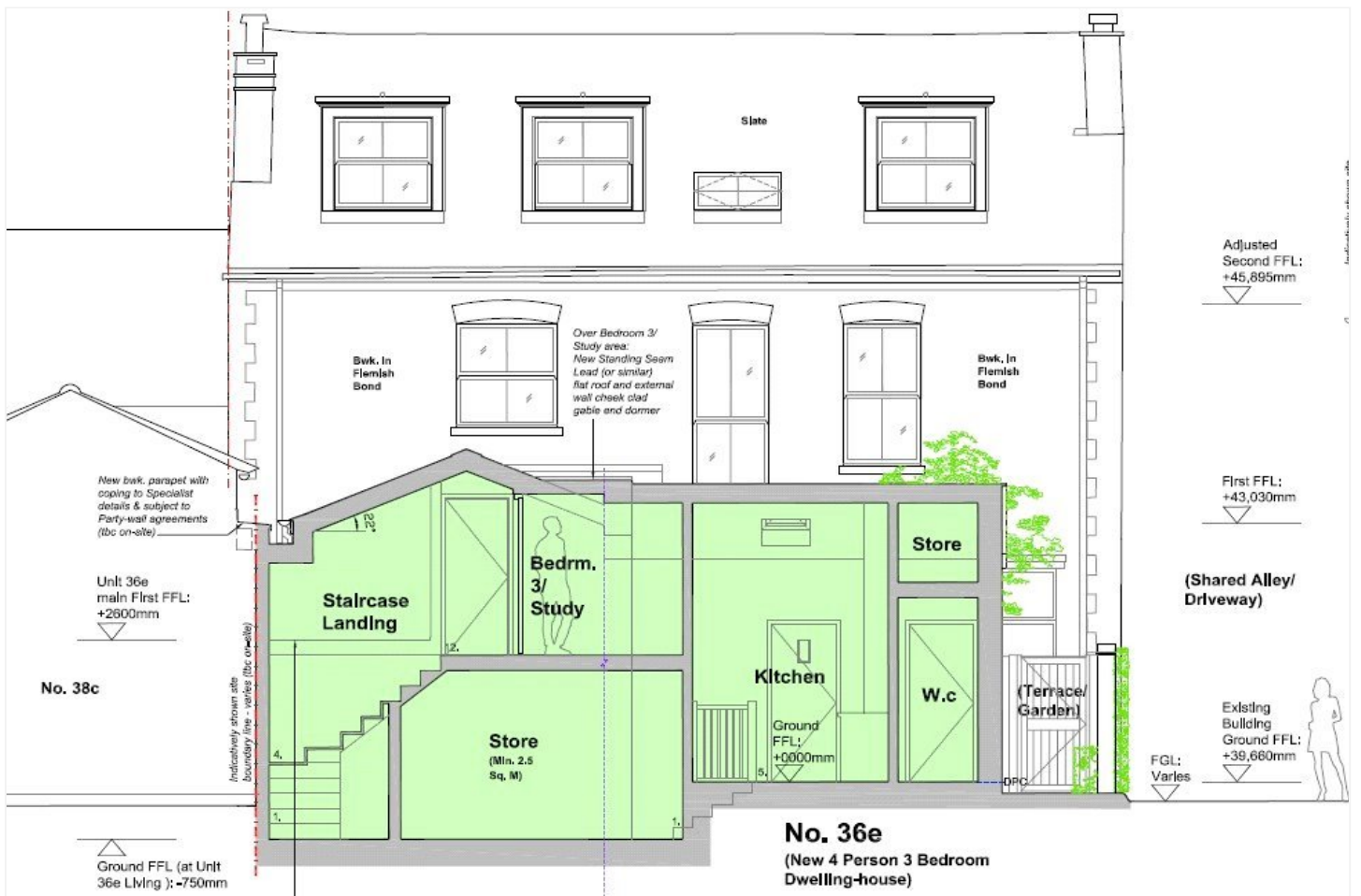
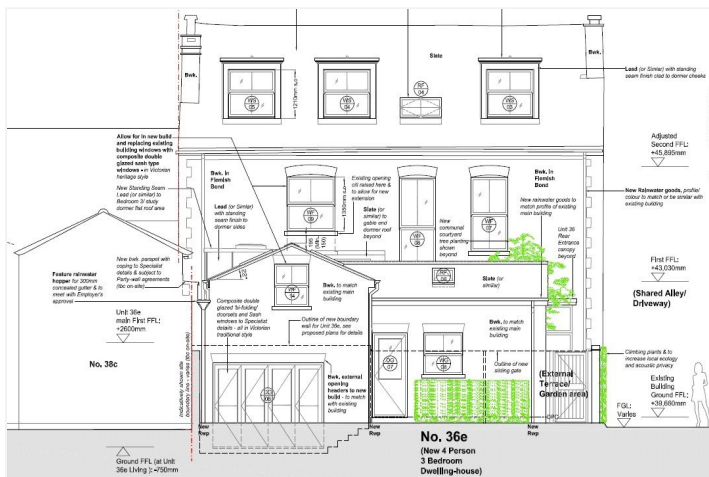
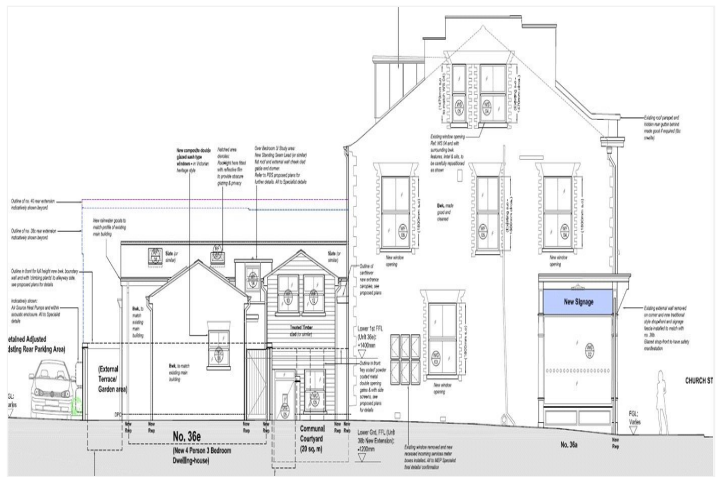
DESCRIPTION:

An exciting opportunity to acquire this mixed use development in this prominent location in the centre of Caversham. The property currently consists of two commercial units with a large a six bedroom, two bathroom apartment spread across the upper floors and a yard to the rear. The plans are to retain the commercial units, one of which is take away food outlet currently let on a short term 'rolling' lease and the other which is a vacant former cafe. Planning is in to develop the site to create a contemporary three bedroom house to the rear with parking and a courtyard and convert the existing upper floors. The conversion will include three apartments, one of which will be a 2 bedroom top floor unit of approximately 70 sq. mts. and two 1 bedroom apartments. The one bedroom apartments are generous in size at 538sq. ft. (50 sq. mtrs.) and 592sq. ft. (55 sq. mtrs). and will both be on the first floor. Located in one of Reading's favoured, thriving locations, close to a host of local restaurants, bars, cafes and directly opposite Waitrose as well as being a short walk to the River Thames and Reading Station this development offers the buyer a prime development opportunity.

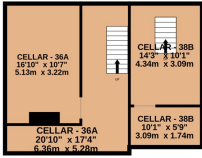
AT A GLANCE

- Mixed Use Development Opportunity
- Two Commercial Units with High Street Frontage
- Over 4000 sq. ft. of accommodation
- Planning in Place
- Plan for 3 Bed Semi-Detached House
- 3 Apartments
- 2 x 1 Bedroom 1st Floor Apartments
- 1 x 2 Bedroom 2nd Floor Apartment
- CIL Approximately £9500
- Section 106 Contribution of £19,250

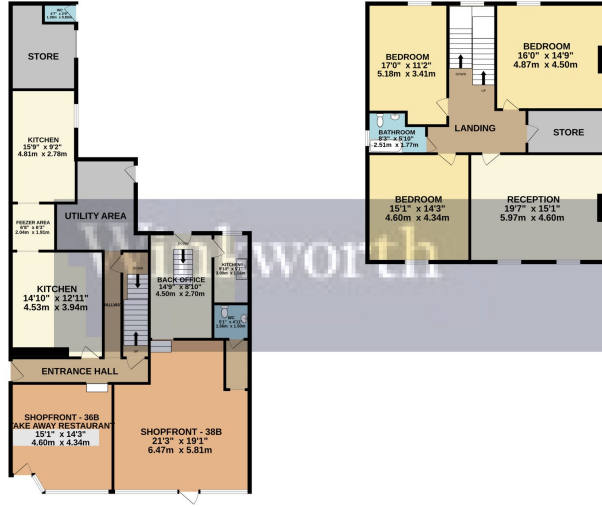




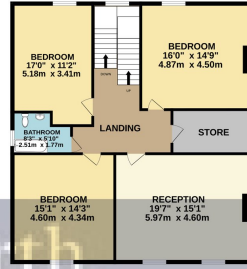
BASEMENT
557 sq ft. (51.7 sq.m.) approx.



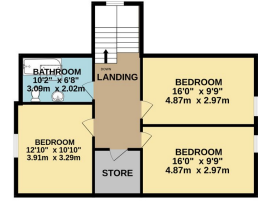
GROUND FLOOR
1567 sq ft. (144.6 sq.m.) approx.



1ST FLOOR
1206 sq ft. (112.0 sq.m.) approx.



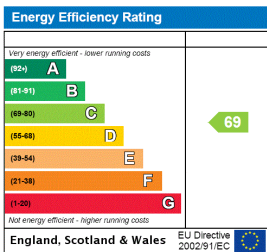
2ND FLOOR
695 sq ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 4015 sq.ft. (373.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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