

# 50A LONDON STREET

Reading, Berkshire RG1 4SQ

FOR SALE



**1,305 SQ FT**  
(121 SQ M)

Freehold Office/Retail Premises with Alternative Use Potential

**Lambert  
Smith  
Hampton**

# 50A London Street, Berkshire RG1 4SQ

## Description

A mid-terrace self-contained building providing office accommodation on ground, first and second floors with the benefit of car parking to the rear. The property also benefits from a display window and access from both London Street and Crossland Road. The building is suitable for a number of alternative uses (subject to planning) and sits outside Reading's Article 4 direction. The offices are well lit and the Ground Floor has suspended ceilings with LED lighting and gas powered heating.

ACCOMMODATION	Sq Ft	Sq M
Ground Floor	635	59
First Floor	560	52
Second Floor	110	10
<b>TOTAL (NIA)</b>	<b>1,305</b>	<b>121</b>

## Specification

- Grade II Listed Façade
- Good Town Centre Location
- Potential Development Opportunity
- 2 On Site Parking Spaces
- Open Plan Offices
- Display Window Fronting London Street

## Location

London Street is situated just south of Reading town centre within easy walking distance of Reading Station, Broad Street and The Oracle shopping and leisure complex.

50A is prominently positioned just off the town's Inner Distribution Road (IDR) which, in turn, provides immediate access to the M4 at Junction 10 (via Kings Road) and Junction 11 (via the A33).

## EPC

D (99)

## Terms

The property is to be sold freehold with Vacant Possession. Offers are invited in excess of £300,000.

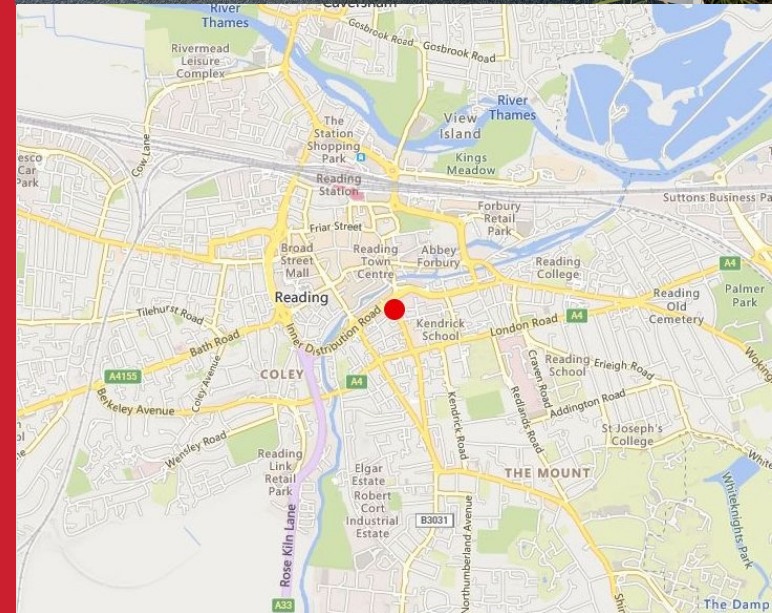
## Business Rates

Rateable Value : £13,000

Uniform Business Rates Payable per annum (2024/25) : £0.499

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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## Viewings

By prior appointment only.

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