

LANSLEY

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FREEHOLD INVESTMENT / DEVELOPMENT PROPERTY FOR SALE
2 x COMMERCIAL PREMISES / TWO LEVEL PROPERTY (CLASS E / A1 / OFFICE) WITH
GARDEN AT REAR & STORAGE
CIRCA. 1900SQ.FT – 176M²
16 NORCOT ROAD - TILEHURST



FOR SALE – COMMERCIAL
INVESTMENT & VACANT PREMISES
WITH DEVELOPMENT POTENTIAL
16 / 16A NORCOT ROAD, TILEHURST
READING, BERKS,
RG30 6BU

Location:

Situated on Norcot Road in Tilehurst, this office premises benefits from a prominent location within a well-established commercial and residential area. Tilehurst is a thriving suburb of Reading. Local amenities, including shops, cafés, and other businesses, are within walking distance, making this an ideal location for a variety of professional occupiers.

Commercial Premises:

An excellent opportunity to acquire a mixed commercial property consisting of:

a) 16 Norcot Road –

A self-contained ground floor commercial unit, currently let to a Beautician on a 10-year lease producing £11,000 per annum rental income. **41M² - 440sq.ft.**

EPC - E (106), expiring 23rd July 2028

Rateable Value - £7,500

b) 16A Norcot Road –

A spacious two-storey office premises, currently vacant and being actively marketed to let at £18,000 per annum. A well-appointed commercial space with versatile accommodation over ground and first floors.

Ground Floor:

Single front door entrance. Reception area leading to storeroom. Two offices: (12'6" x 11'8") and (8'3" x 7'5"). Kitchenette. Rear door leading to private garden area with large converted container storage unit (with power supply)

First Floor:

Four offices: (19'7" x 11'5"), (10'4" x 9'11"), (13'7" x 10'8"), (13'1" x 10'8") & W.C.

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Lease Terms (if let):

A new 10–15-year Full Repairing & Insuring Lease at £18,000 per annum. Rent reviews every 4 years. Rent payable quarterly in advance.

EPC: E (123), expiring 23rd July 2028

Rateable Value: £7,000 – Small business rate relief available (subject to application)

The property provides both secure income and further potential. In addition, the site may offer a future development opportunity (subject to planning) for conversion to residential or mixed-use accommodation.

Development Potential:

Subject to obtaining the necessary planning consents, the property offers scope for future residential redevelopment or a mixed-use.

Key Features:

- Attractive freehold investment with secure income from 16 Norcot Road
- Vacant two-storey office premises at 16A offering immediate re-letting potential
- Combined rental income of **£29,000 per annum** when fully let
- Rear garden with **container storage (power connected)**
- Potential for residential redevelopment (subject to planning)
- Conveniently located in Tilehurst with good local amenities and access to Reading Town Centre

Price For Freehold Property:

£350,000

Viewing:

Strictly by prior arrangement with Messrs A H Lansley - 0118 959 0271. Please do not make a direct approach to the premises.

(REF: DR.1656)