



**PERFECT PILLARS**  
Supporting You



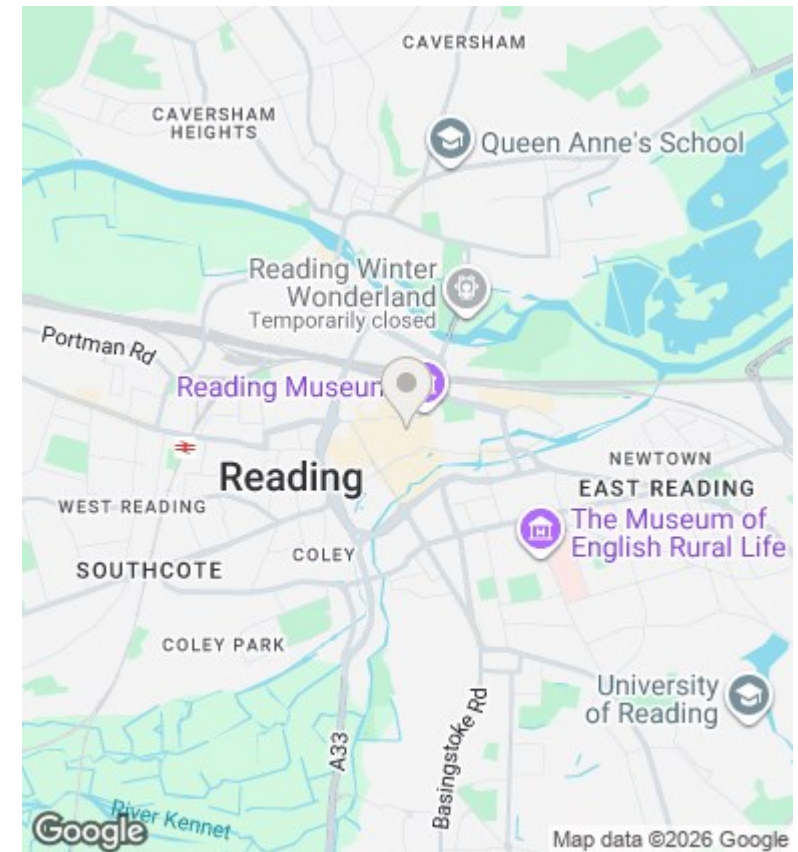
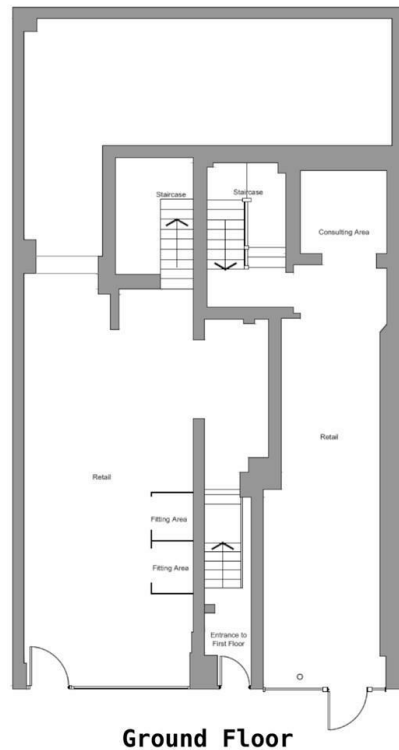
## 22 Cross Street, Reading, Berkshire, RG1 1SN

Asking price £2,100,000

- Freehold mixed use investment opportunity
- Includes two ground floor retail units
- Direct Elizabeth Line access to London
- Immediate access to The Oracle shopping
- Generates £158,000 per annum
- Prime Reading town centre location
- High demand rental location
- Comprises six one bedroom apartments
- Walking distance to Reading Station
- Proven short term let potential

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT  
01183 048821

[info@perfectpillars.co.uk](mailto:info@perfectpillars.co.uk)  
<https://www.perfectpillars.co.uk/>



## Directions

## Viewings

Viewings by arrangement only. Call 01183 048821 to make an appointment.

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	