

# 14/14a Wokingham Road

Reading, RG6 1JG

# FOR SALE - £450,000

INVESTMENT / OWNER-OCCUPIER / RE-DEVELOPMENT OPPORTUNITY



PRICE

£450,000

NIA

3,056 SQ FT

TENURE

FREEHOLD

## Key Highlights

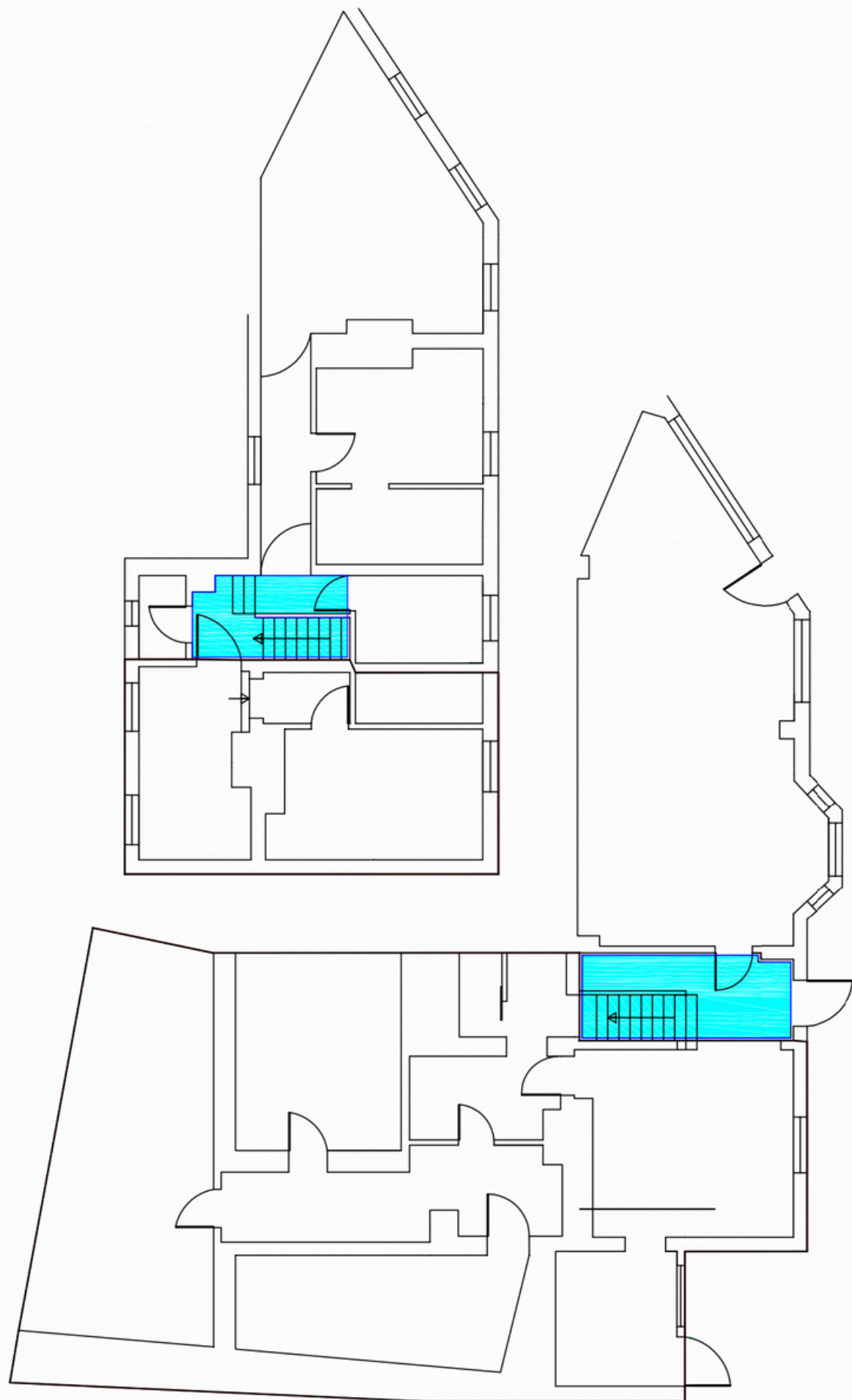
- Self contained commercial premises comprising 3,056 sq ft (NIA) with vacant possession.
- Well located with a large frontage onto the busy Wokingham Road / cemetery junction with significant passing traffic both on foot and vehicle.
- Space for two vehicles to park at the front of the building.
- Potential to self-occupy, let to tenants or re-develop (subject to planning) including conversion to residential.

## Contact

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**sykes capital**



## Description

The site comprises a freehold self contained commercial building and small parking area for two vehicles. The property fronts onto the busy Wokingham Road / cemetery junction.

The property is vacant having previously been let as two units (hair salon and recording studio). The property has multiple options for future use including immediate owner occupation, letting to tenants in current configuration (two units) or re-development to include converting the building (subject to planning) into residential accommodation.

## Location

The building is situated in a prominent position on the Wokingham Road, a main thoroughfare into Reading town centre, whilst also being visible from cemetery junction.

The University of Reading is just over half a mile to the south, thus there is a large student population in the immediate vicinity.

Reading train station and the town centre are both a very short drive. Motorways, including the A329M & M4, are also easily accessible.

## Accommodation

Basement	<b>150 sq ft</b>
Ground floor	<b>1,830 sq ft</b>
First floor	<b>1,076 sq ft</b>

## VAT

The property is **not** VAT elected

## Use Class

E

## EPC

D

