

FOR SALE - INVESTMENT



53 55 & 55A BAKER STREET
READING, BERKSHIRE, RG1 7XX

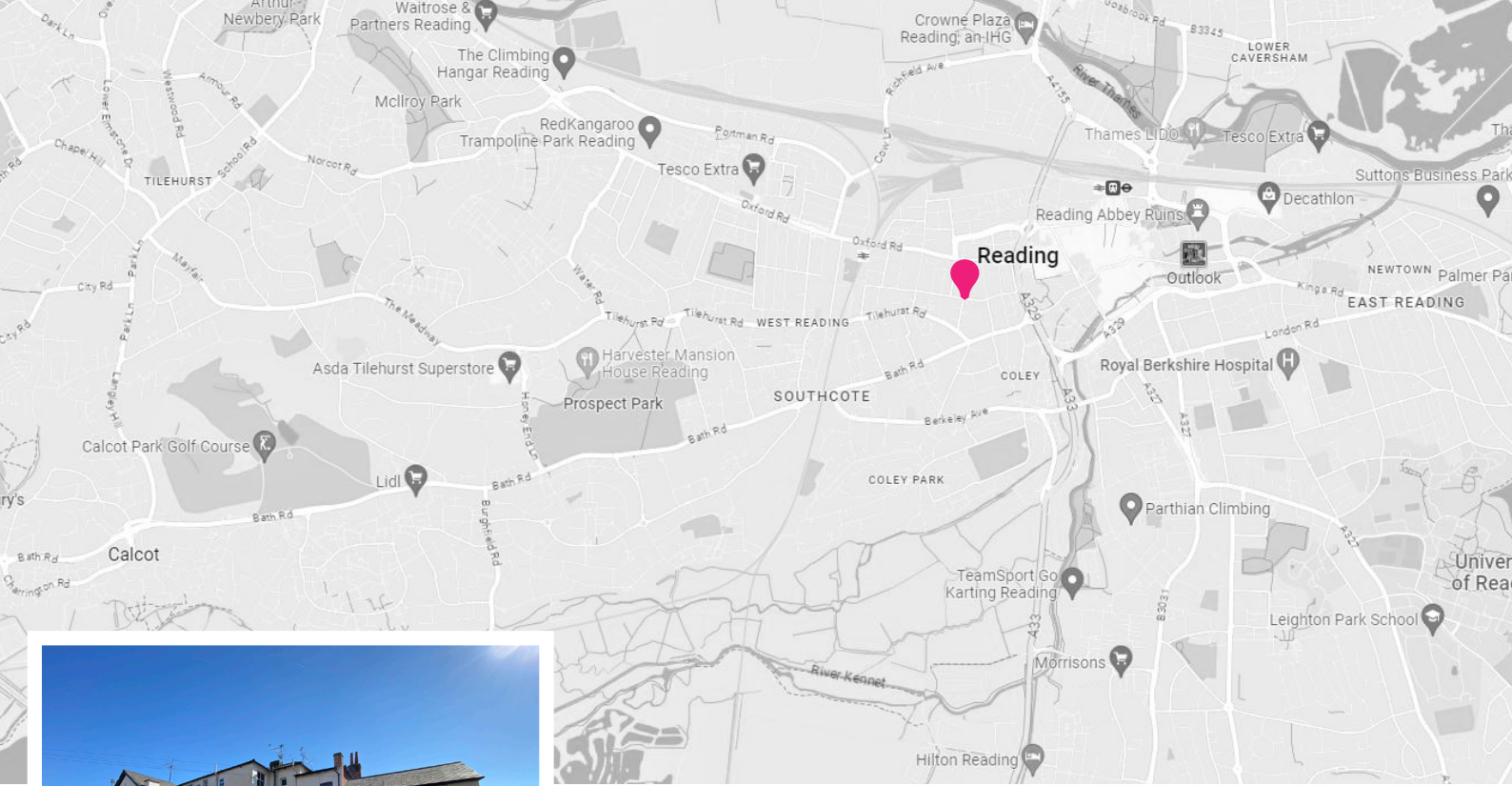
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Residential Portfolio Opportunity

- Guide price £1,000,000 subject to contract
- Rare opportunity
- Variety of different sized flats
- Planning opportunity for additional flat



Primmer Olds **B&S**



LOCATION & DESCRIPTION

The properties are located on Baker Street within a densely populated residential district. The properties are accessible via the A329 and are approximately 0.7 miles west of Reading town centre.

Reading is a large town on the Thames and Kennet rivers in southern England. It's known for the annual Reading Festival, an outdoor rock music event. Shops and riverside restaurants dot the town centre.



Primmer Olds BAS are pleased to bring to the market this exciting opportunity to acquire a prominent mixed use building close to Reading town centre. The property currently comprises of 8 flats, and we feel that STP there is scope to add a further 3 units. The current flats require modernisation to enhance their let ability and increase their capital value.

53, 55 & 55a Baker Street is within a row of three buildings split into varying different sized flats & commercial units.

53 Baker Street is currently broken up into 3 residential units, the ground floor being vacant with access to a small garden and the first and second floors being let the second floor is let on a protected rent act tenancy. There is a basement that interconnects with no.55 Baker Street and combined could possibly be converted into a further residential unit.

55 Baker Street is currently broken up into 5 flats with the possibility of converting into more flats (STP).

55a Baker Street currently comprises open plan office space with historic planning (now lapsed to convert into a small 1 bed house).



CURRENT PLANS

NO. 53

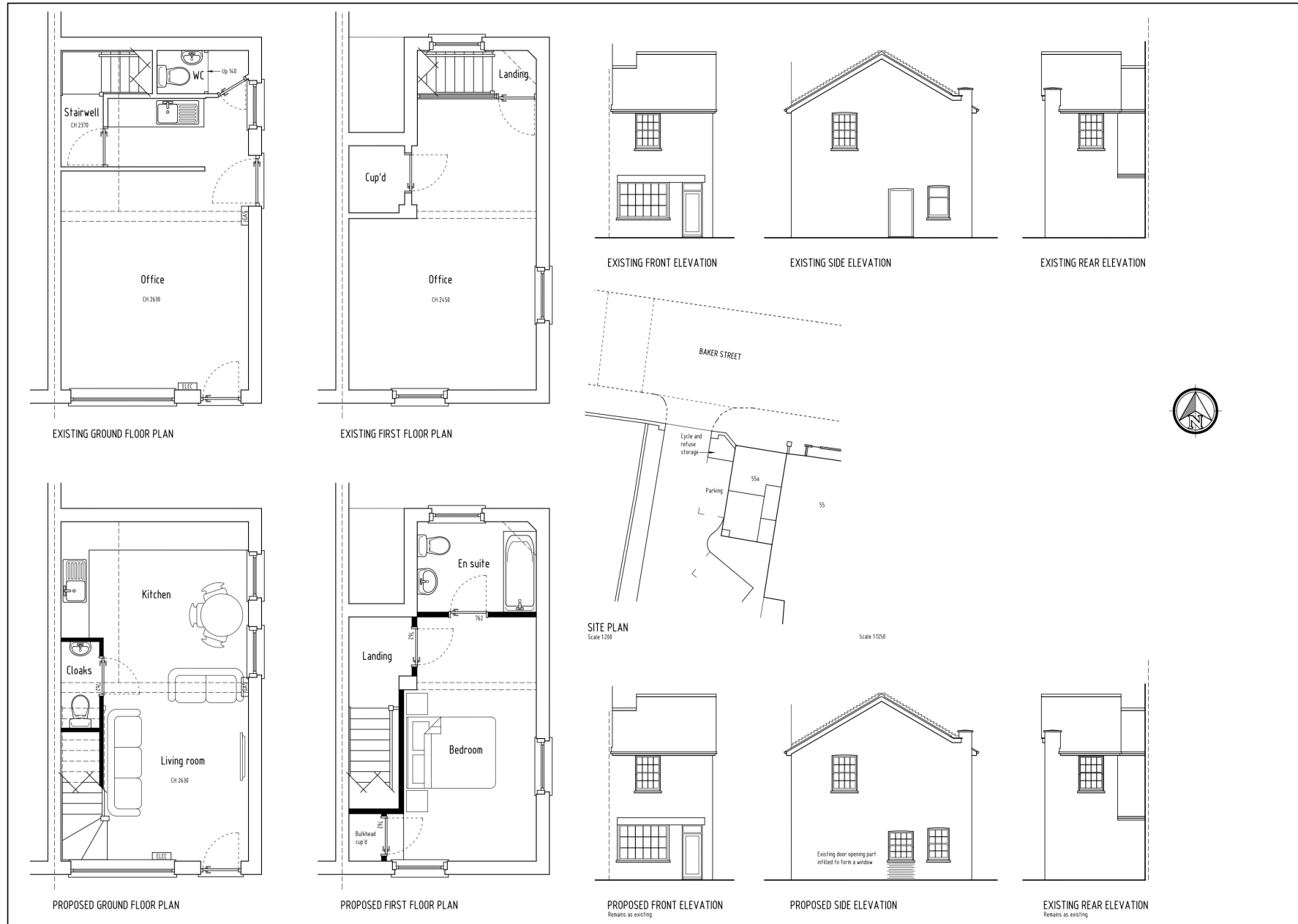


NO. 55



For identification purposes only. These are not to scale and shown for indicative purposes only.

LAPSED PLANNING FOR 55A



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PLANNING

Planning reference 141120/FUL is with connection to the lapsed planning for no. 55a

Interested parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Property	Rating	Expiry Date
Flat 1 - 53	G	September 2028
Flat 2 - 53	D	May 2033
Flat 3 - 53	E	May 2033
Flat 1 - 55	F	March 2025
Flat 3 - 55	D	May 2033
Flat 4 - 55	E	May 2033
Flat 5 - 55	G	September 2029
Flat 6 - 55	G	September 2032
Commercial 55a	E	August 2033

TENURE

Freehold

TERMS

Offers considered in the region of £1,000,000 subject to contract for the freehold interest

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

SCHEDULE OF ACCOMMODATION

Address	Flat No.	Rental Income (pcm)	Contract Type
53 Baker Street	1	Empty	Empty
53 Baker Street	2	£565.00	AST
53 Baker Street	3	£475.00	Regulated Tenant
55 Baker Street	1	Empty	Empty
55 Baker Street	3	£605.00	AST
55 Baker Street	4	Empty	Empty
55 Baker Street	5	£534.00	AST
55 Baker Street	6	Empty	Empty
55a Baker Street	N/A	Empty	Empty



NO. 53



NO. 55



NO. 55A



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