Sun Garage and The Bungalow, Bath Road, Woolhampton, Reading



Commanding frontage to the busy A4 between Reading and Newbury

Established Motor Trade Use.

Currently on site: 4 bedroom detached bungalow, showroom, workshops including former MOT centre, storage buildings, offices and yards/open storage for 50 vehicles

Redevelopment opportunity – many and varied opportunities stp

Commanding road frontage of 142ft with 2 access/egress points widening at the rear to 165ft x 210ft average depth, about 0.77 acre

Energy Performance: Car Showroom and Premises – C75 Bungalow – E40

Predicted Broadband: Ultrafast 1000 Mbps upload and download

FOR SALE BY ONLINE PUBLIC AUCTION ON date to be advised
(unless sold beforehand)

The Solicitors: Nexa Law, Unit 14a Maes Y Clawdd, Maesbury Road Industrial Estate, Oswesty SY10 8NN
Contact: Jagdeep Kitaure **Tel:** 01691 655060 **Email:** jag.kitaure@nexa.law

The Sun Garage, Bath Road, Woolhampton, Reading RG7 5RH

DESCRIPTION/LOCATION: Long established motor trade use including retail and workshops and acknowledged storage for 50 vehicles on site.The buildings are of various ages and in various states of repair but include some in disrepair, all in current use. Towards the back of the site is a relatively moder, perhaps 1970s, an extended detached bungalow. Historically there were petrol pumps at the front of the site. We have been advised the tanks remain but have been filled.

Commercial - Car Showroom and Premises
Showroom: 41.85 m²
Office: 16.6 m²
Workshop: 133.06 m²
Office 2: 28.81 m²
Internal storage: 25.99 m²
Office 3: 5.04 m²
Workshop 2: 38.07 m²
Portable Building: 14.79 m²

Rateable Value: £28,250 and this includes the recognition of 50 vehicle display spaces

Residential – Chalet Bungalow:
First floor:
Home Office/Potential Bedroom: with eaves cupboards on either side and at the back, 2 sky lights on the rear elevation
Ground floor:
Entrance Porch: tiled floor and electric light
Hallway: staircase, coats cupboard, floor to ceiling cupboard
Bedroom 1: front right hand side, double aspect
Bedroom 2: middle right hand side, side window
Inner Hallway: utility cupboard, general cupboard, laminate flooring
Laundry Room: with worktop with plumbing below for washing machine, Gledhill water tank (not working)
Bedroom 3: back right hand side, overlooking the rear with door to rear, floor to ceiling wardrobes, laminate flooring
En Suite: easy walk in shower, low level WC (not working), wash hand basin, tiled floor
Bathroom: bath (not usable), wash hand basin, low level WC, fully tiled walls, tiled floor
Study/Bedroom 4: tiled fireplace, carpeting
Kitchen: "L" shaped, 5 ring gas hob (bottle gas, not on mains gas), 1 ½ bowl stainless steel sink unit set in worktop, cupboards and drawers below, 2x2 wall mounted cupboards, further 2x2 wall mounted cupboards and further floor units, Welsh dresser effect range of units comprising worktop, cupboards and drawers below, display cabinets and shelves above, recess lights, radiator, space for electric oven, space for microwave, space for fridge/freezer,
Dining Room: 2 steps down from the kitchen, overlooks the rear, double aspect, 2 sets of doors to rear garden, one fairfaced wall
Living Room: same level as dining room, 2 steps down from inner hallway

Outside
Garage: Attached, semi-integral, up and over door, light and power, personal door to the office,

Council Tax: Band C

Services: Mains water and electricity are connected. Oil fired central heating to the bungalow with bottled gas for the hob in the kitchen. Septic tank Drainage.

Local Authority: West Berkshire Council

Viewing: By appointment with the Owner's Sole Agents and Auctioneers,
Martin & Pole, Wokingham **Tel: 0118 978 0777**
Email: wokingham@martinpole.co.uk

THE CONDITIONS OF SALE: are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at www.martinpole.co.uk. A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

*** Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed we will endeavour to advertise the new guide price at the earliest opportunity.**

IMPORTANT NOTICES

Identification of the Buyer

To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

For online auctions: To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

For Public Auctions: The same regulations apply, with registration no less than one hour before the start of the sale.

Buyer's Fee

A charge of £1,500 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

Signing the Memorandum, Payment of the Deposit and Buyer's Fee

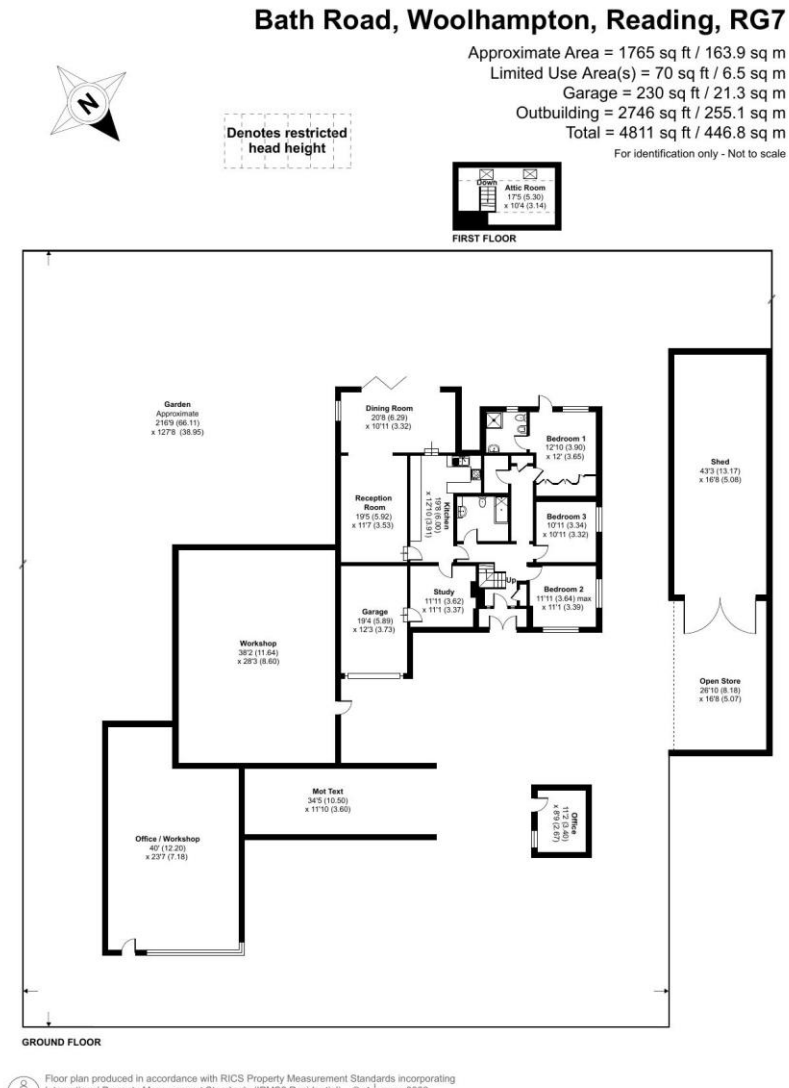
The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £960 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents. The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Martin & Pole Chartered Surveyors. REF: 1530189

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MEMORANDUM OF AGREEMENT

Property: ……

Date of Agreement: …… day of ……2026

Buyer: ……

Address: ……

…… Postcode: ……

Buyer's Solicitor: …… Contact:……

Address: ……

…… Postcode: ……

Purchase Price £ ……

Deposit £ _____

Balance £ _____

The Seller will sell and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.
Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.
Signed by or on behalf of:

Buyer …… **Seller** ……

DCA Fo DCA/37017/2026







