



**PERFECT PILLARS**  
Supporting You



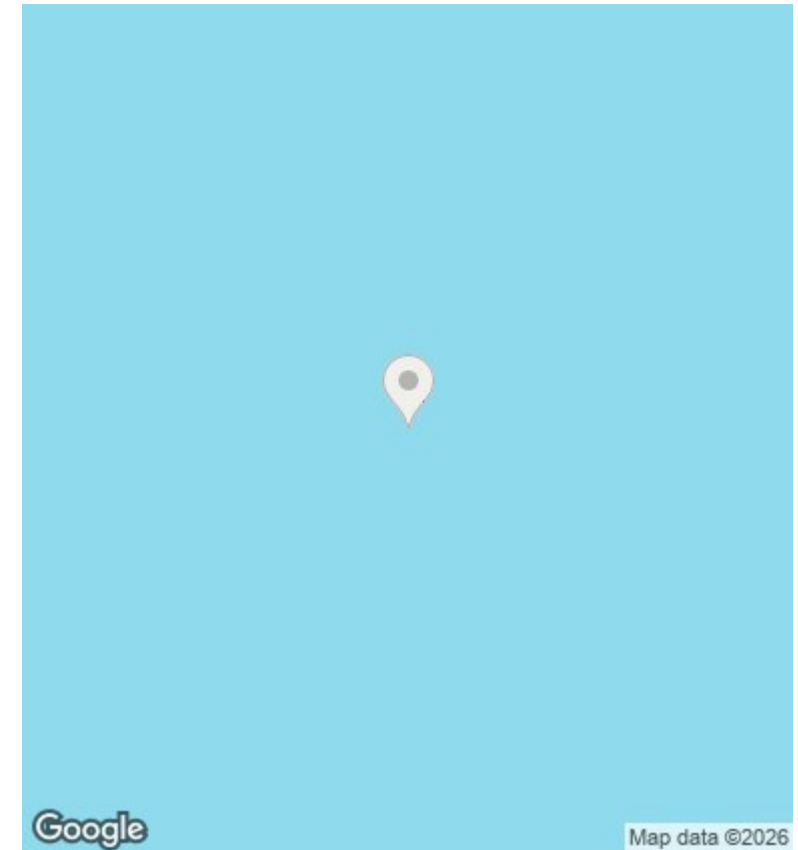
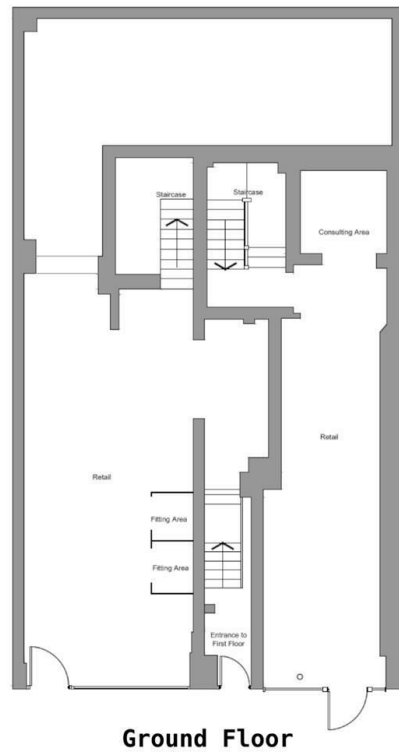
## 22-24 Cross Street, Reading, Berkshire, RG1 1SN

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  
<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 |           |