



HASLAM S
CHARTERED SURVEYORS

DEVELOPMENT OPPORTUNITY (STP)

FOR SALE



1 PITCROFT AVENUE

Reading RG6 1LH

TYPE	WORKSHOP WITH CONVERSION / DEVELOPMENT POTENTIAL
TENURE	FREEHOLD
SIZE	795 SQ FT (73.9 SQ M)
PRICE	£195,000

KEY POINTS

- > Workshop
- > Available freehold with and potential for future conversion / development subject to planning permission



Location

The property is prominently located on the corner of Pitcroft Avenue and Wokingham Road, one of the main roads leading east from the town and approximately 2 miles from Reading town centre.

what3words ///nods.then.class

Description

The property comprises a workshop which is vacant.

The property offers a future conversion and development opportunity, subject to planning. A copy of the plans are available upon request.

Features

- For sale freehold
- Mixed use
- Rarely available
- Development opportunity (STP)
- Of interest to investors and developers
- Indicative floor plans available

Energy Performance Asset Rating

Workshop - Exempt

Accommodation

We understand the Gross Internal Area (GIA) is:

Floor	sq ft	sq m
Workshop	795	73.9
Total	795	73.9



Tenure

The workshop is vacant.

Business Rates

To be assessed

Legal Costs / VAT

Each party to bear their own legal costs.

VAT is NOT payable.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agent for further information or an appointment to view.



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