

52 LONDON STREET

Reading, Berkshire RG1 4SQ

FOR SALE



1,623 SQ FT
(151 SQ M)

Freehold Premises with Alternative Use
Potential

**Lambert
Smith
Hampton**

52 London Street, Berkshire RG1 4SQ

Description

A mid-terrace self-contained building over ground, first and second floors with the benefit of car parking to the rear. The property benefits from a display window and access from both London Street and Crossland Road. The use is Sui Generis (Medical/Beauty Parlour), although suitable for a number of alternative uses (subject to planning) and sits outside Reading's Article 4 direction. The building has previously received planning permission for conversion into 3x 1Bed Flats (in 2014) but this was not implemented. Ref: 140589.

ACCOMMODATION	Sq Ft	Sq M
Ground	607	56
First	569	53
Second	447	42
TOTAL (NIA)	1,623	151

Specification

- Grade II Listed
- Good Town Centre Location
- Potential Development Opportunity
- 2/3 On Site Parking Spaces
- Display Window Fronting London Street
- Top floor in need of refurbishment

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Location

London Street is situated just south of Reading town centre within easy walking distance of Reading Station, Broad Street and The Oracle shopping and leisure complex.

52 is prominently positioned just off the town's Inner Distribution Road (IDR) which, in turn, provides immediate access to the M4 at Junction 10 (via Kings Road) and Junction 11 (via the A33).

EPC

EPC Rating: E (113)

Terms

The property is to be sold freehold with Vacant Possession. Offers are invited in excess of £325,000.

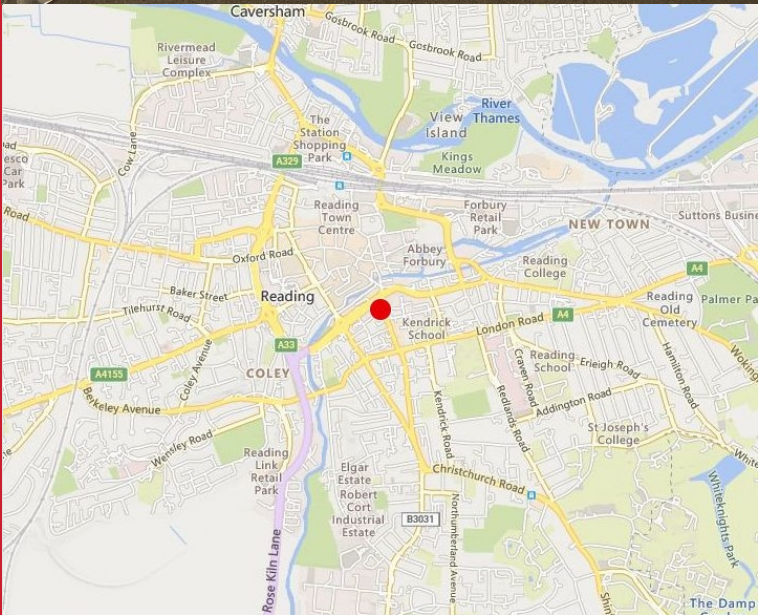
Business Rates

Rateable Value : £23,500

Uniform Business Rates Payable per annum (2024/25) : £0.546

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



Viewings

By prior appointment only.

ARCHIE CHITTY

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