LANSLEY

Business Sales and Commercial Agents Since 1890

Investment - Mixed use For Sale

£395,000

308 to 671 sq ft

56 Prospect Street, Reading, RG4 8JL

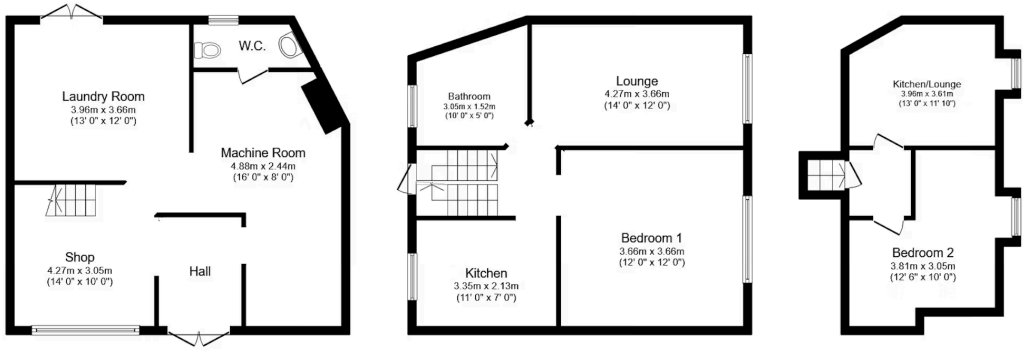




Fully let mixed-use investment in Caversham. Shop and two flats producing £28,700 p.a. Prime location near Reading town centre.

- Prominent position on Prospect Street in the heart of Caversham's busy retail centre
- Fully let investment comprising ground floor shop and two residential flats above
- Established dry-cleaning business occupying the commercial element
- Residential upper parts arranged as one-bedroom flat and studio flat
- Total current rental income £29,800 per annum (inclusive of utilities for flats)
- EPC Ratings – Commercial A21 (Valid to Oct 2032) / Flat D62





Ground Floor
Floor area 62.0 sq.m. (667 sq.ft.)

First Floor
Floor area 62.3 sq.m. (671 sq.ft.)

Second Floor
Floor area 28.6 sq.m. (308 sq.ft.)

Total floor area: 152.9 sq.m. (1,646 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error,

Description

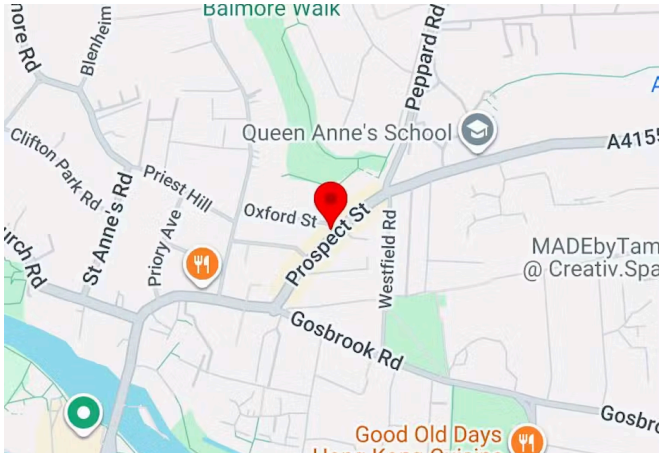
An attractive freehold mixed-use investment property prominently positioned on Prospect Street in the heart of Caversham's busy retail centre. The property comprises a fully let ground floor commercial unit, currently occupied by an established dry-cleaning business, together with two residential flats above, arranged as a one-bedroom flat and a studio.

The investment produces a combined rental income of £28,700 per annum (inclusive of utilities for the flats), offering a stable and diversified income stream. The property benefits from strong local footfall, excellent transport links, and close proximity to Caversham Bridge and Reading town centre.

An ideal opportunity for investors seeking a well-located, income-producing asset with potential for future asset management or reconfiguration of the upper parts, subject to the necessary consents.

Location

The property occupies a prominent position on Prospect Street, in the heart of Caversham's established retail centre. The area benefits from a strong mix of independent and national occupiers, serving an affluent local catchment including Caversham and Emmer Green.



Summary

- Price: £395,000
- Business rates: Rates covered by tenant
- EPC: A (21)

Further information

- View details on our website

Contact & Viewings



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Accommodation

Floor/Unit	sq ft	Tenure	Rent (sq ft)	Price	Monthly Rent	Availability
Ground	667	To Let	-	-	-	Available
1st	671	To Let	-	-	-	Available
2nd	308	To Let	-	-	-	Available
Total	**1,646**					

Specifications

Freehold mixed-use investment property
· Ground floor commercial unit (circa. 625 sq.ft)
· Double-fronted retail premises
· Established dry-cleaning business in occupation
· W.C. and kitchenette to commercial unit
· Rear access to bin/storage area
· Self-contained upper parts (accessed via ground floor)
· First floor one-bedroom flat
· Second floor studio flat
· Shared bathroom facility between residential units
· Total rental income £28,700 per annum
· Commercial EPC: A21 (valid until October 2032)
· Residential EPC: D62 (valid until February 2029)
· Rateable Value: £24,250 (tenant responsibility)

Viewings

Viewing strictly by prior arrangement with Lansley Commercial – 0118 959 0271

These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.


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