LANSLEY

Business Sales and Commercial Agents Since 1890

Development Potential, Investment - Mixed use, Mixed Use For Sale

£479,500 INCLUDES FRYING RANGE & ANCILLARY EQUIPMENT

53 Crown Street, Reading, RG1 2SN





Investment/development property with 4-bed accommodation and commercial unit (former fish & chips). Vacant possession.

- Freehold investment STPP / development opportunity
- Vacant possession on completion
- Four-bedroom accommodation over two floors
- Ground floor commercial unit (former fish & chips)
- Prominent main road position in Reading
- Scope to reopen business or alternative use (STPP)
- Potential to enhance value through refurbishment / redevelopment
- Located in an area undergoing significant regeneration and development - immediate vicinity





Description

An excellent opportunity to acquire a freehold investment or development property in a prominent Reading location. The property comprises a ground floor commercial unit (previously operating as a fish & chips takeaway) with spacious four-bedroom accommodation arranged over the upper floors.

Offered with vacant possession, the property provides flexibility for owner-occupiers, investors, or developers seeking to reposition or enhance the asset. The surrounding area is undergoing ongoing regeneration, supporting long-term demand and potential for capital growth.

Suitable for reopening the existing use or alternative uses, subject to the necessary consents.

Location

The property is situated in a prominent position on a busy main road in Reading, benefiting from strong levels of passing traffic and good local footfall. The area is well connected, with convenient access to Reading town centre, the University of Reading, and the Royal Berkshire Hospital.



Viewings

Viewings strictly by prior appointment through Lansley Commercial.

Notes

The site has good potential alternative development potential – Subject to Planning Permission.

FULL VACANT POSSESSION ON COMPLETION

Applicant Agency Fee

Agent's Fee: £650 plus VAT, payable by the purchaser upon completion of the sale to Lansley Commercial for introducing and facilitating the transaction.

Summary

- Price: £479,500 INCLUDES FRYING RANGE & ANCILLARY EQUIPMENT
- Business rates: £2,944.10 per sq ft
- Service charge: -
- EPC: E (123)

Further information

- View details on our website

Contact & Viewings



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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.













