LANSLEY

Business Sales and Commercial Agents Since 1890

# Development Potential, Investment - Mixed use For Sale

Offers in the region of £975,000

800 to 1,845 sq ft

## 7 Blagrave Street, Reading, RG1 1PJ







Freehold mixed-use investment with income and planning for 14 self-contained apartments in central Reading, near station.

- Freehold mixed-use investment & development opportunity
- Sought after central Reading location close to mainline station
- Planning consent for approx. 14 self-contained studio apartments
- Upper floor guest house business included with fixtures & fittings
- Suitable for serviced accommodation, short-term lets & operators
- Significant potential to increase income and asset value

www.lansleycommercial.co.uk/contact-us







Ground Floor

Floor area 110.5 sq.m. (1,190 sq.ft.)




First Floor

Floor area 99.3 sq.m. (1,069 sq.ft.)

Total floor area: 209.8 sq.m. (2,258 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

A rare opportunity to acquire a freehold mixed-use investment and development opportunity in a prime central Reading location, comprising a ground floor commercial unit currently operating as a café together with an upper floor guest house, and the benefit of planning permission for a significantly enhanced redevelopment scheme.

The property currently generates an income of approximately £44,000 per annum, providing immediate revenue whilst offering substantial scope to enhance value. The upper floor guest house operation is included within the sale, together with fixtures and fittings, allowing a purchaser to continue trading from day one.

Planning permission has been granted (on appeal) for the redevelopment of the property to provide approximately 14 self-contained studio apartments with kitchenettes, creating a higher-density and more flexible accommodation model ideally suited to serviced accommodation, short-term lettings and contractor stays.

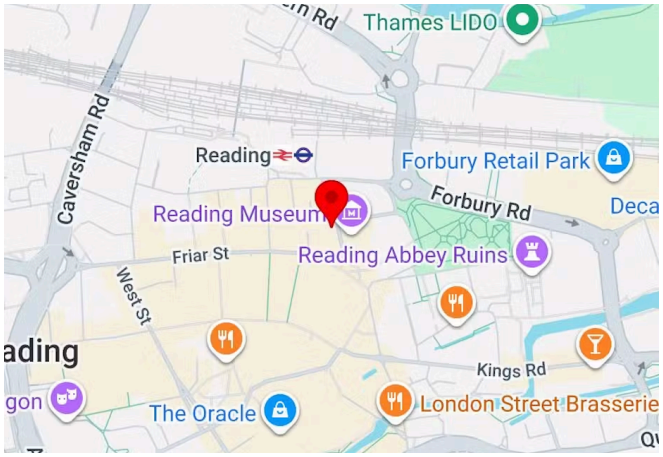
The ground floor commercial unit is currently operated as a café on an informal basis, with no formal lease in place, and will be offered with full flexibility for a purchaser to occupy, re-let or introduce an alternative commercial use, subject to the necessary consents.

Situated in the heart of Reading town centre and within close proximity to Reading railway station, the property benefits from strong transport links, high footfall and a vibrant commercial environment. The location, combined with the consented scheme, provides a compelling opportunity for developers, investors and operators seeking to create a high-performing, income-producing asset.

Overall, the property offers a unique combination of immediate income, operational business, development potential and flexibility, making it an attractive proposition in a sought-after and well-connected location.

## Location

Central Reading location, close to the railway station and local amenities




## Summary

- Price: Offers in the region of £975,000

## Further information

- View details on our website

## Contact & Viewings



Jason Atkins
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## Viewings

Viewings strictly by appointment through the sole agents, Lansley Commercial.

## 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.

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.

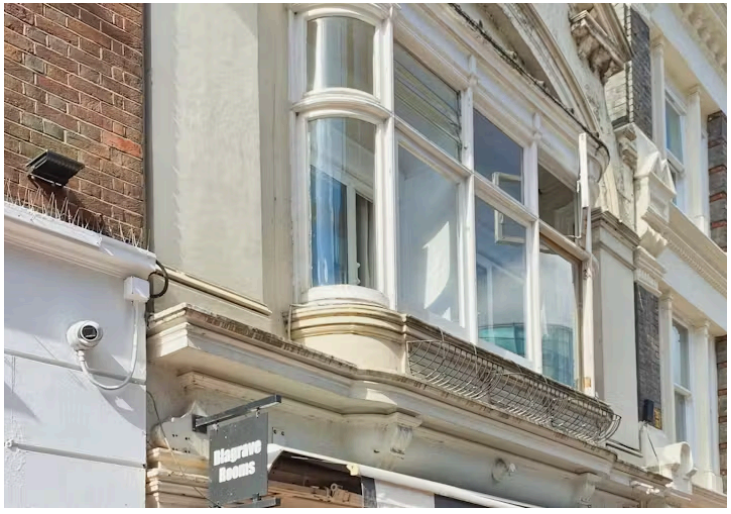
All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

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





Asian
Haven

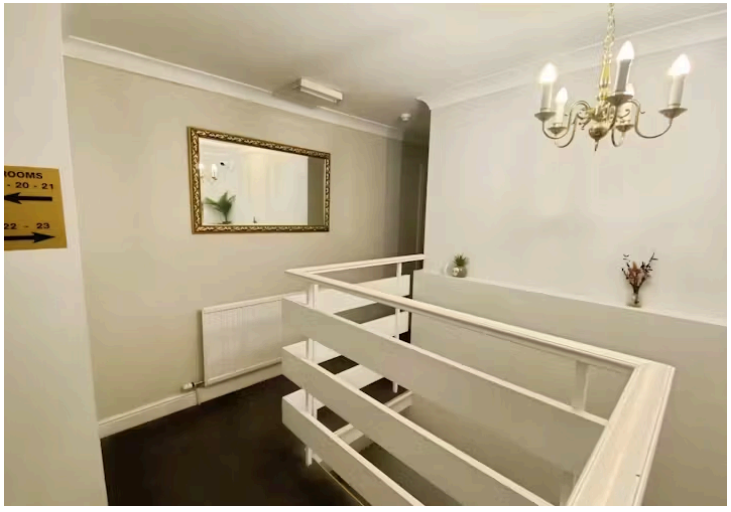


Blagrave
Rooms





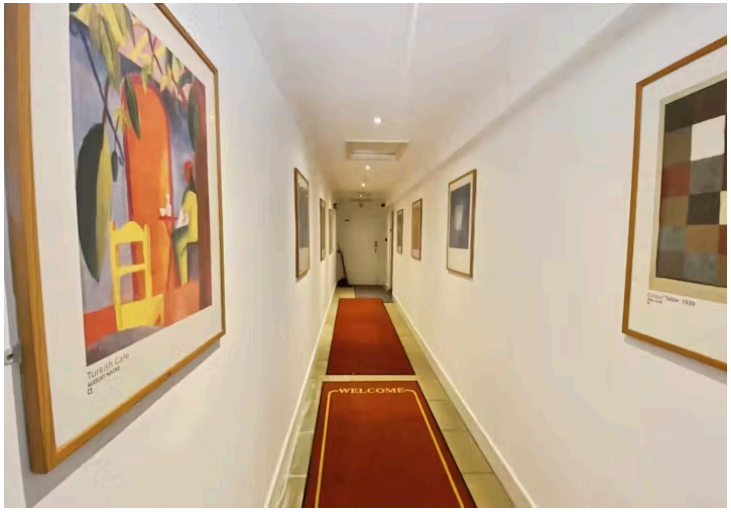











WELCOME

