LANSLEY

Business Sales and Commercial Agents Since 1890

Investment For Sale

£425,000

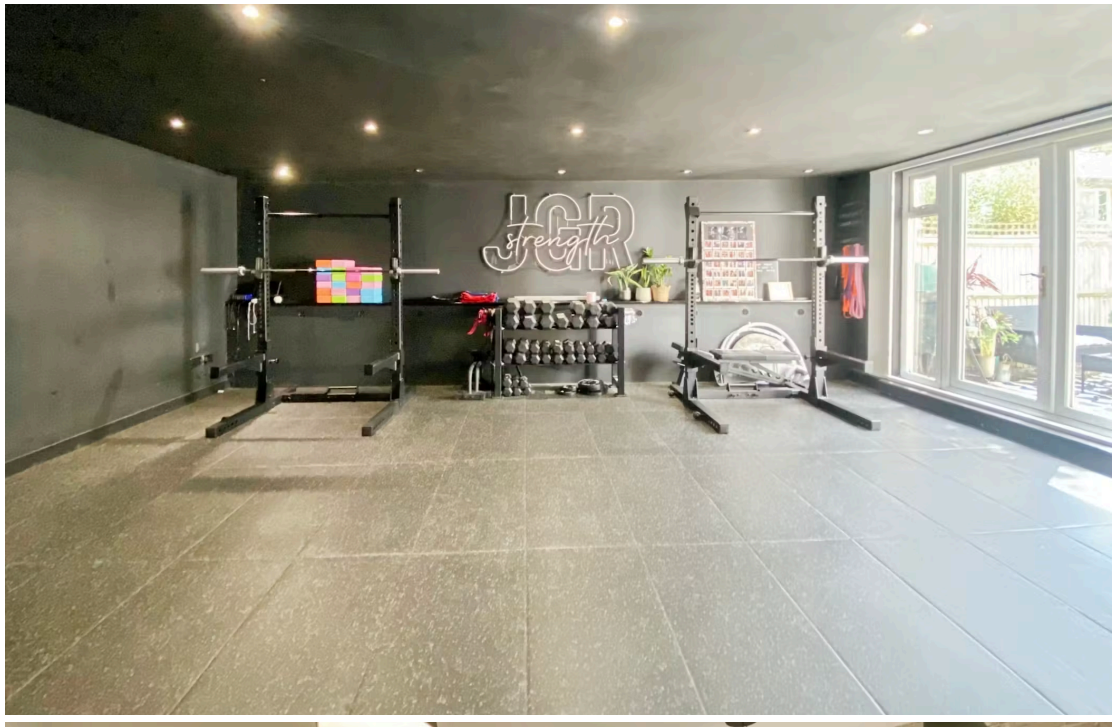
65 to 725 sq ft

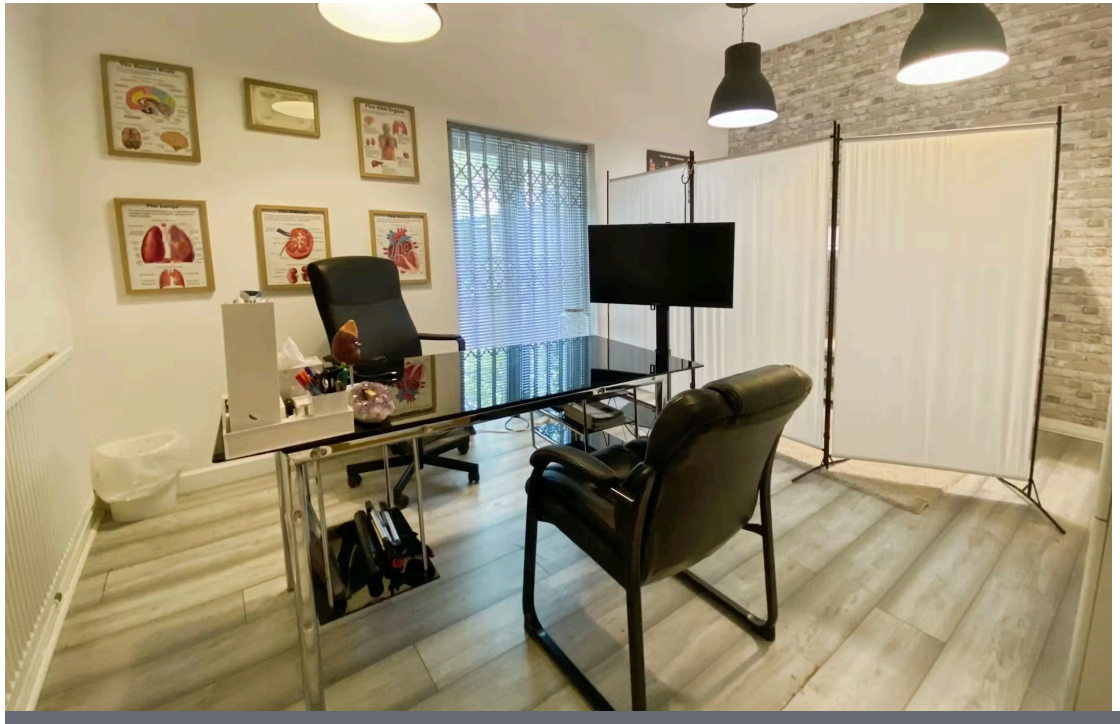
Lismore House, 28B Wilton Road, Reading, RG30 2SS

Detached Freehold Commercial Investment | Approx. £41,700 pa Income | 2,818 sq ft | Investment & Rental Growth Potential

- Detached Freehold Commercial Multi Let Investment
- Current Income of Approx. £41,700 pa - scope to increase
- Flexible Multi-Let Offices & Fitness Studio
- Potential to Enhance Income & Value
- 2,818 sq ft with Three Parking Spaces
- Excellent West Reading Investment OpportunityNew key point...

www.lansleycommercial.co.uk/contact-us





Description

Detached Freehold Commercial Investment with Rental Growth Potential

An excellent opportunity to acquire a detached freehold commercial investment in a well-established location on the western side of Reading.

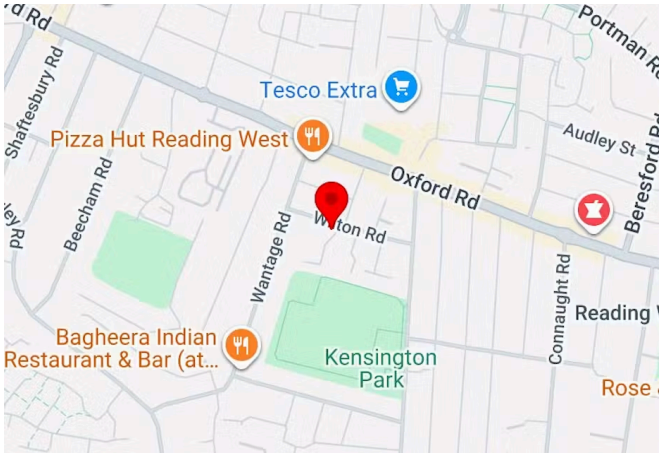
Lismore House extends to approximately 2,818 sq ft (261.77 sq m) and is currently arranged as a multi-let commercial property producing an annual rental income of approximately £41,700 per annum. The accommodation comprises a mix of office suites, fitness studio accommodation, consulting rooms and ancillary facilities, offering a diverse income stream and flexibility for future occupation.

The property benefits from private parking to the front, attractive courtyard and garden areas, kitchen and WC facilities, together with a modern specification throughout much of the accommodation. The current layout provides flexibility for continued multi-tenancy or, subject to agreement, potential occupation by a single business.

In our opinion, the property offers an attractive investment with opportunities to enhance future income and capital value through lease restructuring, re-letting of vacant accommodation and active asset management.

Location

Lismore House occupies a convenient position on Wilton Road, just off the A4 Bath Road, approximately 1.5 miles west of Reading town centre. The property benefits from excellent access to Reading West railway station, the M4 motorway (Junctions 11 & 12) and the wider Thames Valley road network, making it an attractive location for a variety of commercial occupiers and investors.



Summary

- Price: £425,000
- Car parking charge: n/a
- EPC: C (65)

Further information

- View details on our website

Contact & Viewings

Jason Atkins
0118 959 0271
jason@lansleycommercial.co.uk

Wayne Biehn
0118 959 0271
wayne@lansleycommercial.co.uk

Accommodation

Floor/Unit	Description	Building Type	Size	sq ft	sq m	Tenure	R
Ground	Ground Floor Multi Let	Investment	2,440 sq ft	2,440	226.68	For Sale	-
1st	First Floor	Investment	378 sq ft	378	35.12	For Sale	-
Total				**2,818**	**261.80**		

Viewings

Strictly by appointment through the sole selling agents: Lansley Commercial

Terms

Guide Price: £425,000 (Freehold)

A buyer's administration fee of £650 plus VAT is payable to Lansley

Applicant Agency Fee

Agent's Fee: £650 plus VAT, payable by the purchaser upon completion of the sale to Lansley Commercial

Commercial upon completion of the purchase.

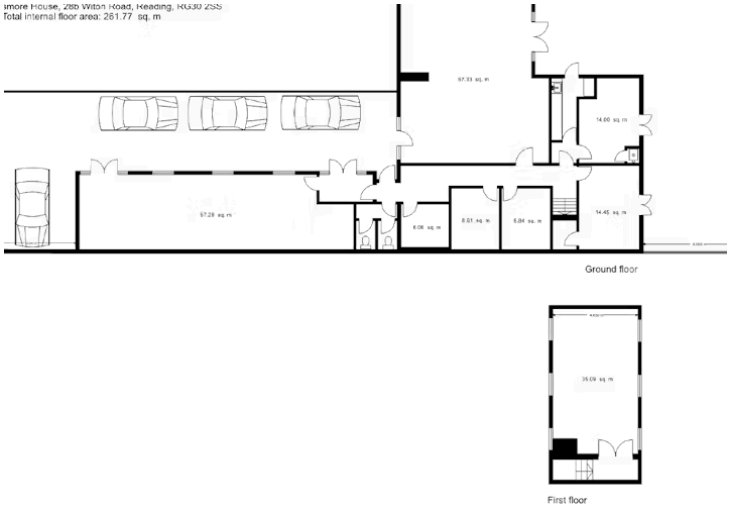
Further information, tenancy documentation and viewings are available strictly through the sole selling agents, Lansley Commercial.

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.

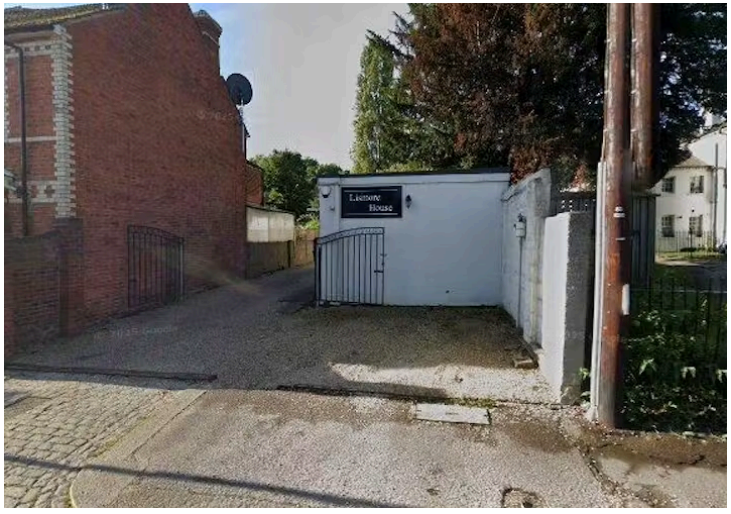
All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

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


Ground floor
First floor

Lismore
House

JCB


Lismore
House