LANSLEY

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Development Potential, Investment For Sale

£650,000

4,024 sq ft

18-20 Church Street, Theale, Reading, RG7 5BZ





Rare freehold former B&B with 19 en-suite rooms, Grade II Listed thatched building, parking and development potential STPP.

- Rare Freehold Former Hotel / B&B Opportunity
- 19 En-Suite Bedrooms within Separate Accommodation Block
- On-Site Parking for Approximately 10 Vehicles
- Separate Front Building & Rear Accommodation Block
- Significantly Reduced – £650,000 Freehold
- Prime Theale Location – Excellent Access to Reading & M4

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Description

A rare opportunity to acquire The Old Lamb, a substantial former hotel and B&B property in the sought-after village of Theale.

Extending to approximately 4,520 sq.ft. / 419.9 m², the property comprises two separate buildings. The attractive Grade II Listed 17th-century front building with traditional thatched roof provides former reception, dining/kitchen facilities and manager's accommodation. To the rear is a substantial non-listed accommodation block providing 19 en-suite bedrooms.

The property has operated successfully as a hotel/Bed & Breakfast for many years but is currently closed. The rear accommodation block is vacant while the former manager currently remains in the front accommodation and is due to vacate in November 2026, after which full vacant possession is expected.

The property offers considerable potential for hotel/guest house use, HMO, supported or care accommodation, temporary/homeless accommodation, residential conversion or redevelopment, subject to planning, licensing and other necessary consents. The non-listed rear building may provide additional flexibility for future adaptation or redevelopment.

The property also benefits from parking for approximately 10 vehicles and excellent access to Reading and the M4.

Location

Situated on Church Street in the heart of Theale, a popular Berkshire village with a good range of shops, cafés and local amenities. Theale Railway Station is nearby, with excellent access to Reading and the M4 at Junction 12. The surrounding area has seen significant residential development, and the property itself offers potential for conversion or redevelopment, subject to planning and other necessary consents.



Summary

- Price: £650,000
- Business rates: £7,660.90 per annum Prospective purchasers should make their own enquiries with West Berkshire Council regarding the rates payable and any reliefs available.
- Car parking charge: n/a
- EPC: C (56)

Further information

- View details on our website

Contact & Viewings



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Accommodation

Floor/Unit	Description	Building Type	Size	sq ft	sq m	Ter
Building	Front Building – Grade II Listed Thatched Building	Hotel/guest house	1,570 sq ft	1,570	145.86	To
Building	Rear Accommodation Block – 19 En-Suite Rooms	Hotel/guest house	2,454 sq ft	2,454	227.98	To
Total				**4,024**	**373.84**	

Viewings

Strictly by prior appointment through Lansley Commercial. Please do not approach the property directly.

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.








VEOLIA








The Old Lamb 1487










The Oldham Hotel
Welcome Inn

