



**30a Cumberland Road,
Reading
RG1 3LB**

*A substantial Place of Worship in
a well-connected location*

FOR SALE / TO LET

EXECUTIVE SUMMARY

Existing Place of Worship

Offering F1 (formerly D1) use class - Ideal for Religious & Education operators

Approximately 10,350, sq. ft

Provides a large entrance hall, main hall, secondary hall, kitchen, office, library, ancillary rooms, storage and WCs

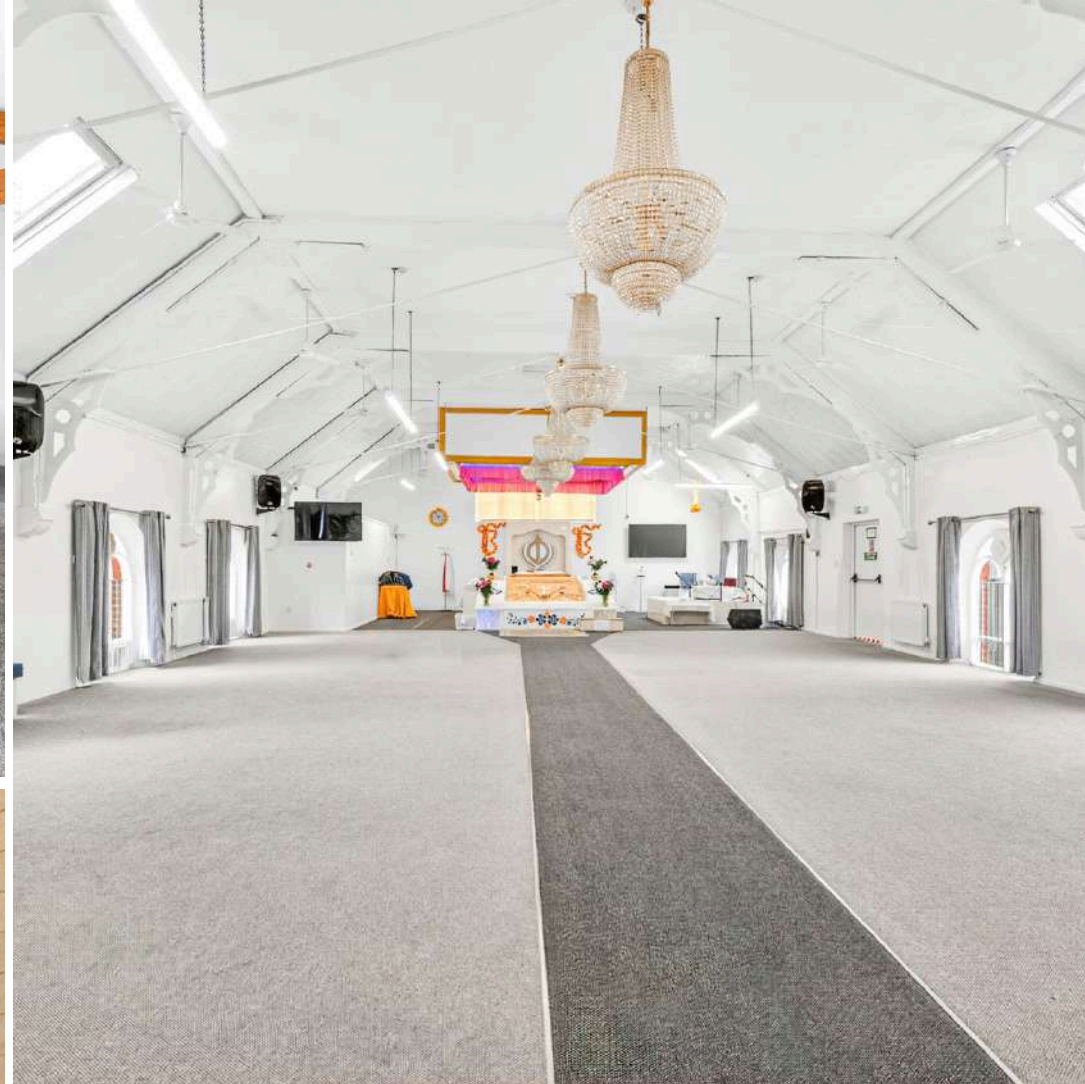
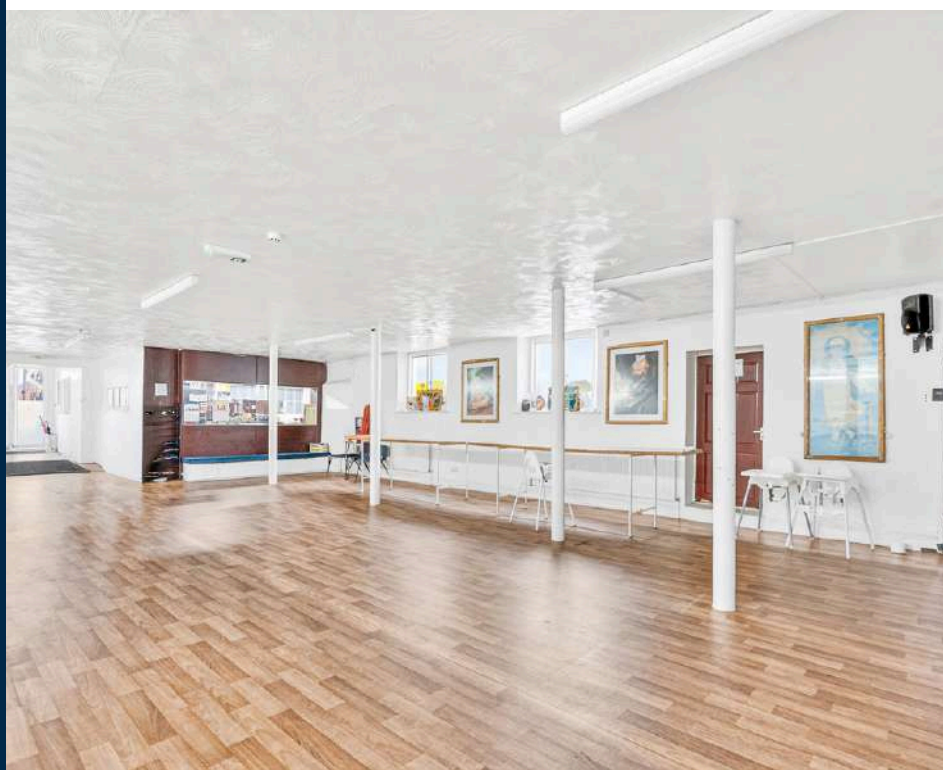
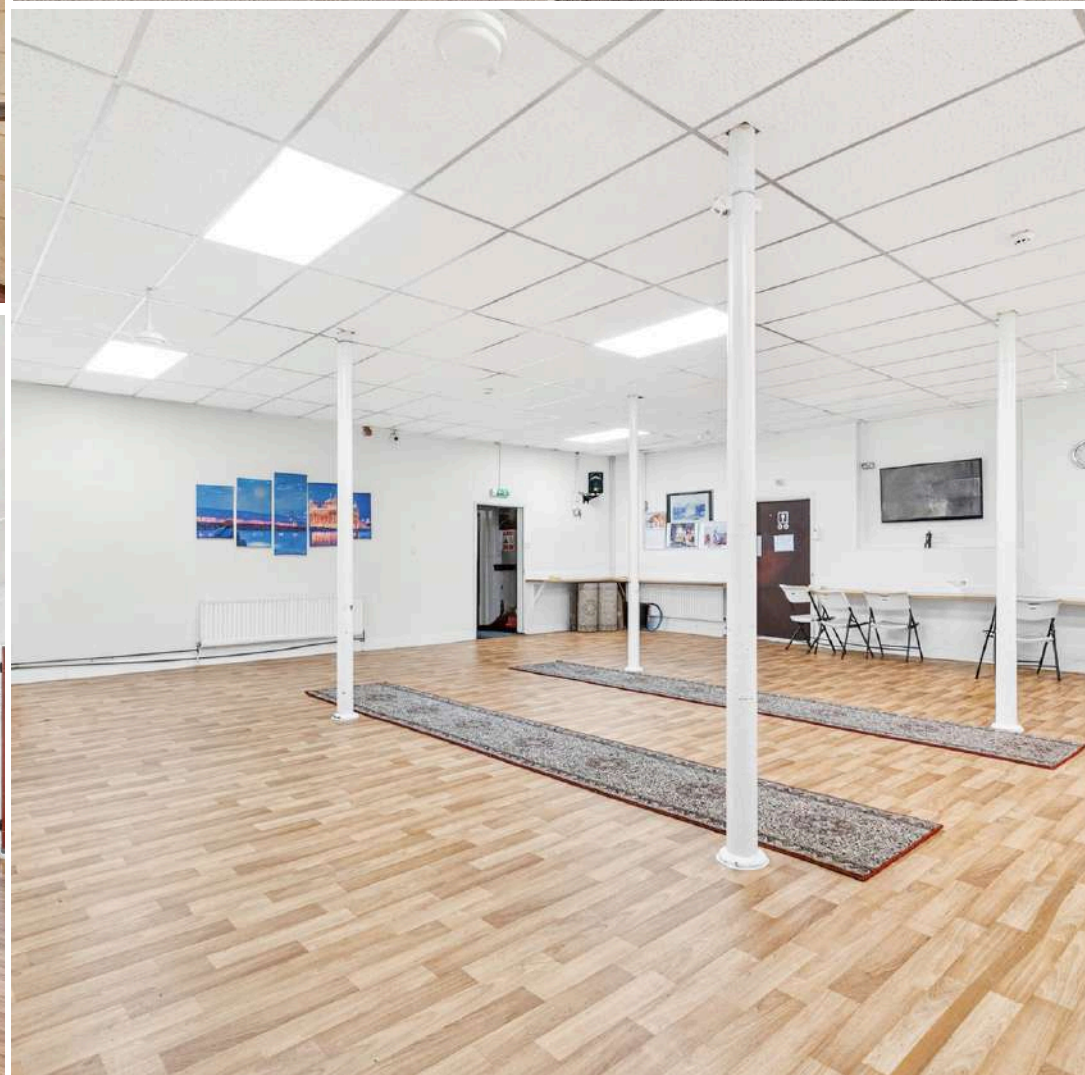
Presented in good order throughout

Freehold — offers in excess of £1,750,000+, reflecting a low capital value of £170 per sq ft

Leasehold - Please enquire



Site boundary for indicative purposes only



PROPERTY DESCRIPTION

The property is a substantial two-storey existing Place of Worship, offering F1 use – ideal for Religious or Education occupiers – currently in use as the Sri Guru Singh Sabha Gurdwara, extending to approximately 10,350 sq. ft.

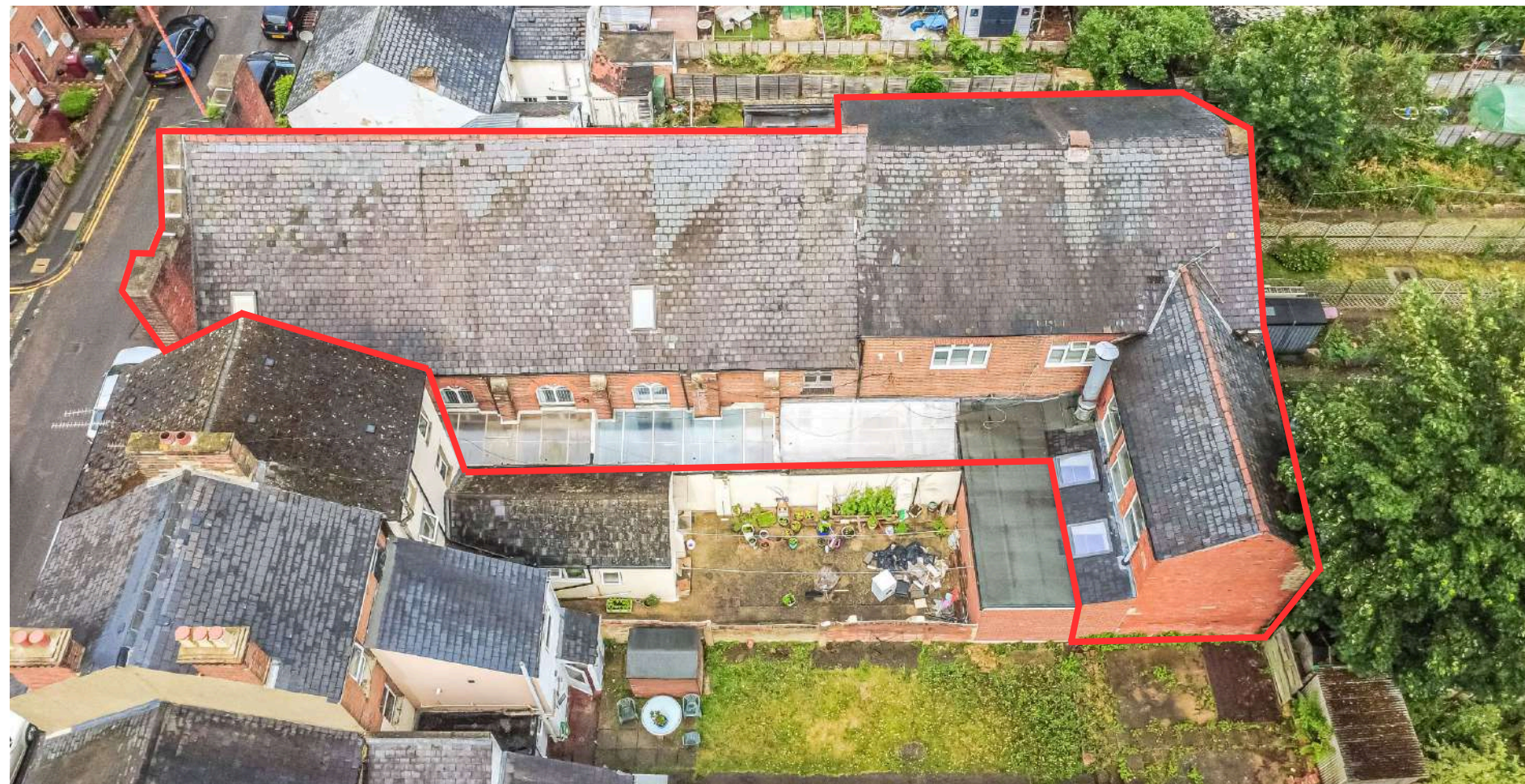
The ground floor comprises a large entrance hall, hall, a principal langar hall used for communal dining, together with a library, office, kitchen and cooking areas, washing area, storage and WC facilities.

The first floor provides two further halls used for worship and a range of additional rooms, all served by a passenger lift. Externally, the property is enclosed by ornate wrought-iron gates and railings to the front boundary, adding a strong sense of arrival and security.

The building is presented in good order throughout and remains fully fitted and operational, including the kitchen and langar facilities. An incoming occupier could take occupation and begin use immediately, with little or no capital expenditure required.

The property offers a flexible, well-configured layout suited to religious, community or educational use, or alternative uses subject to the necessary consents.





THE LOCATION

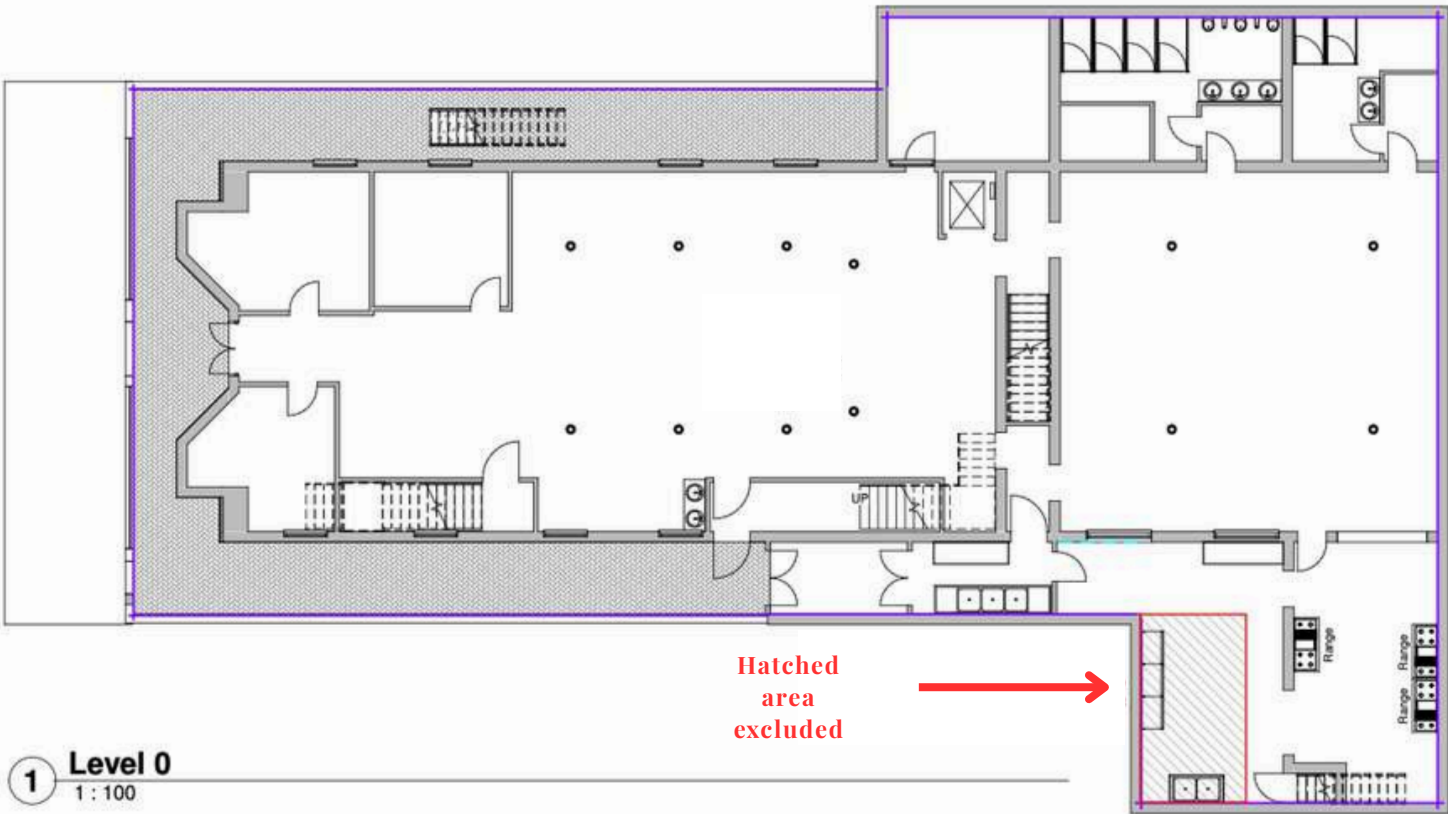
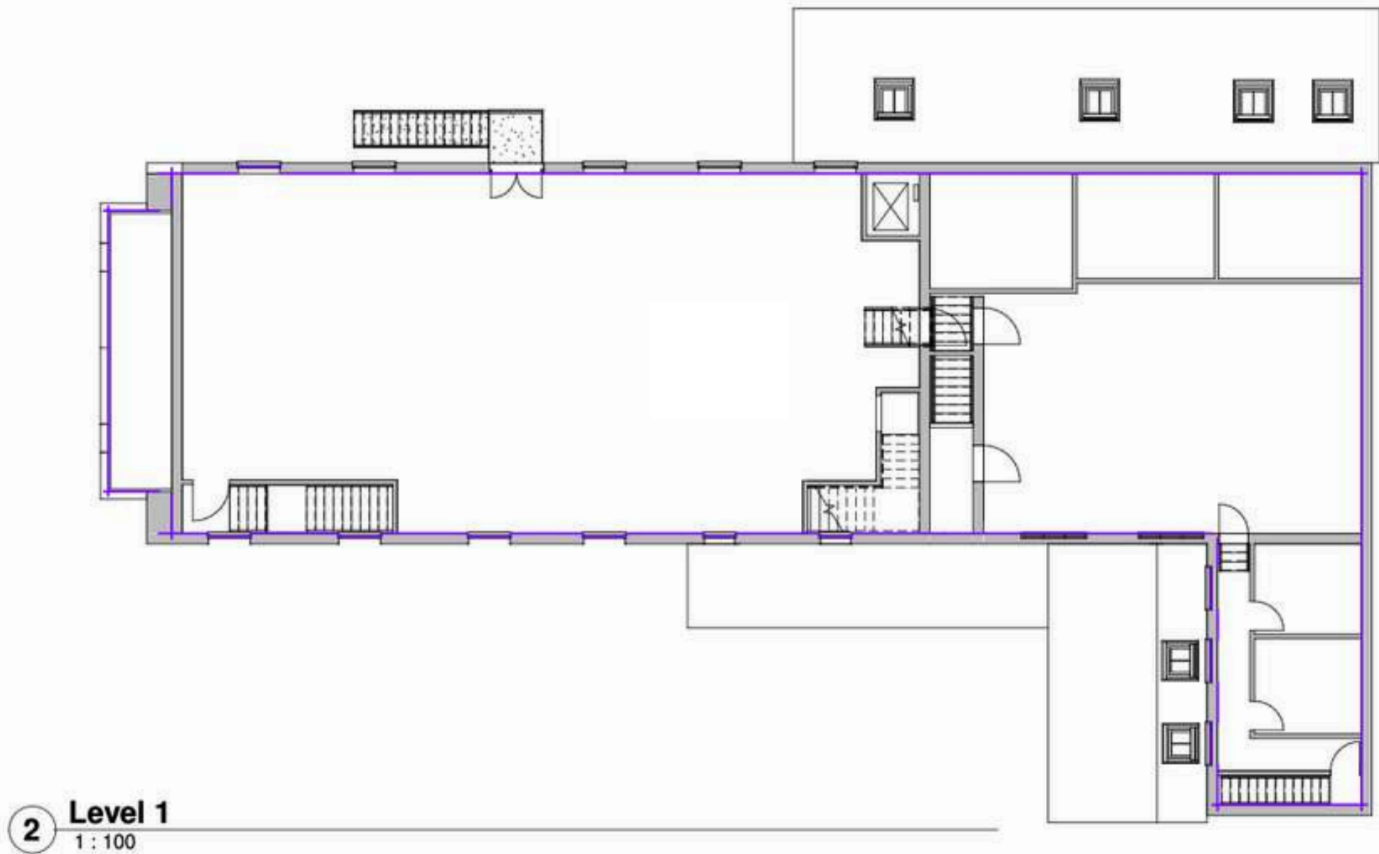
The property occupies a convenient position on Cumberland Road, within the established Park/Newtown area of Reading, just off London Road and a short distance from the town centre. The surrounding area is predominantly residential, with a good range of local shops and community amenities close by.

Transport links are excellent: Reading railway station, one of the busiest interchanges outside London, lies under a mile away and provides fast, frequent services to London Paddington in as little as 25 minutes, alongside Elizabeth Line, South Western Railway and CrossCountry connections. The M4 is also easily accessible via the A329(M), linking the property to the wider motorway network.

The wider area is well served by local amenities, including Reading School – rated Outstanding by Ofsted – and St John's Church of England Primary School, both within walking distance, as well as the Royal Berkshire Hospital and the University of Reading's Whiteknights campus. Reading town centre itself offers an extensive range of shopping, dining and leisure amenities, all within easy reach.



FLOOR PLAN



FURTHER INFORMATION

Accommodation:

Approximately 10,350 sq. ft

Terms:

Freehold - Offers In Excess of £1,750,000 + reflecting a low capital value of £170 per sq ft

Leasehold - Please enquire

VAT:

We are advised that VAT is not applicable

EPC:

Not applicable

Viewings:

Strictly by appointment with Alex Martin & Haslams

Contact



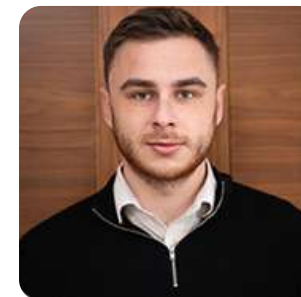
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