



## For Sale

### 20-24 School Road, Tilehurst, Reading RG31 5AL

#### REDEVELOPMENT - OFF MARKET OPPORTUNITY

We have been instructed to offer this building For Sale to a very limited number of active local developers – the property comprises the following:-

- Two retail let investments generating income of £40,750 p.a.
- An existing 1b flat
- 2,866 sq ft of former office space which has PP for 5 x 1b flats and 1 x 2b flat
- 17 parking spaces

A PROPERTY VAULT is available to be accessed, which contains all the legal and building and planning information – please click this link to be granted access [Request Access to Property Vault](#)

A video of the property can be viewed [here](#)

For more information please contact Hicks Baker

T: 0118 959 6144 E: [retail@hicksbaker.co.uk](mailto:retail@hicksbaker.co.uk) W: [hicksbaker.co.uk](http://hicksbaker.co.uk)



## Tenancies

| Unit | Tenant               | Rent           | Lease Expiry | Break | Next Review | Inside/<br>Outside Act | EPC |
|------|----------------------|----------------|--------------|-------|-------------|------------------------|-----|
| 24   | 5th Element Hair     | £21,000 p.a.   | 23/06/2028   | N/A   | N/A         | Outside                | B   |
| 22   | Age UK               | £19,750 p.a.   | 23/06/2031   | N/A   | 12/08/2026  | Inside                 | C   |
| Flat | Currently unoccupied | ERV £1,100 pcm |              |       |             |                        |     |

## FLAT

Very attractive existing flat with direct access from the side of the building.



## VAT

The property is elected for VAT and can be sold as a TOGC.

## Viewings

As the property is part occupied, viewings are strictly via Hicks Baker

## GUIDE PRICE

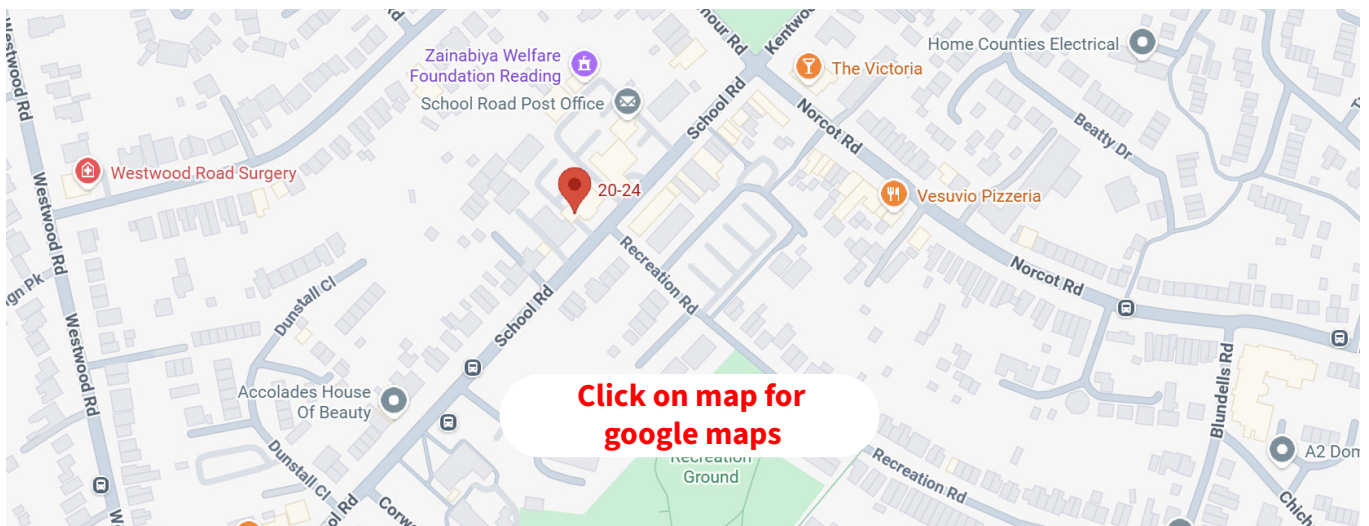
Offers in excess of £1.15m

## OFFERS

UNCONDITIONAL OFFERS ARE TO BE RECEIVED BY THURSDAY 12th NOVEMBER 2026

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**Fiona Brownfoot**

Director - Retail and Leisure

E: [f.brownfoot@hicksbaker.co.uk](mailto:f.brownfoot@hicksbaker.co.uk)

T: +44 (0) 7770 470214



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Transaction



Management



Advice

### Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

### Misrepresentations Act 1967

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