

LANSLLEY

business transfer agents since 1890

111 Oxford Road, Reading, RG1 7UK
Telephone: 0118 959 0271
E-mail: info@lansleycommercial.co.uk
Web: www.lansleycommercial.co.uk

Broker Details

Broker Name

Mr. Jason Atkins

Email

jason@ahlansley.co.uk

Phone number

0118 9590271



Freehold Investment-Dr1676

Reading, Berkshire, England **Brokered By:** Jason

Asking Price: £ 375,000.00 **Sales Revenue:** Undisclosed

Business Information

Business Identifier

Freehold Investment-Dr1676

Reference

160

Looking For

Buyer / Freeholder

Business Start Date

2026-03-08

Financial Year End

N/A

Sector

Commercial Property

Industry

Other

Business Description

FOR SALE – Freehold Mixed-Use Investment

3 Whitley Street, Reading, Berks, RG2 0EG

Retail Unit with Self-Contained 3-Bedroom Maisonette Above

Whitley Street, Reading, Berkshire

An opportunity to acquire a freehold mixed-use investment property located within an established neighbourhood retail parade approximately 1 mile south of Reading town centre. The property comprises a ground floor retail unit let to Age UK together with a self-contained three-bedroom maisonette above, producing a current income of £21,680 per annum with clear potential for rental growth.

Investment Highlights

- Freehold mixed-use investment
- Ground floor retail unit let to Age UK
- Self-contained 3-bedroom maisonette above

- Current income £21,680 per annum
- Potential income £26,800 – £30,000 per annum (agent's opinion)
- Approx. 1,600 sq ft combined accommodation
- Located within a busy neighbourhood retail parade
- Approx. 1 mile south of Reading town centre

Price: £395,000 Freehold

For further information or to arrange a viewing please contact:

Lansley Commercial

Tel: 0118 959 0271

Registered for VAT

No

Franchise

No

Type of Business

Limited Company

UK Country

England

County/City

Reading, Berkshire

Rateable Value

£14,500 – Tenant responsible for business rates payments.

EPC

C61 Valid until 23rd Feb 2036

Premises Details

The property comprises a mid-terraced mixed-use building providing a ground floor retail unit together with a self-contained three-bedroom residential maisonette arranged over the upper floors.

Ground Floor Commercial: Approx.750sqft (69.M²) The ground floor double fronted retail premises on Whitley Street provide an open plan sales area with ancillary accommodation to the rear including office, storage, kitchen and staff W.C. facilities. The unit also benefits from a rear emergency exit.

Upper Parts (Residential): Approx. 850sqft (79M²) Self-contained and accessed independently from the rear via an external staircase. The maisonette is arranged over the first and second floors and comprises a living room, kitchen, bathroom and three bedrooms. Externally, the property benefits from a rear yard area providing access to the residential accommodation. The property forms part of a traditional Victorian parade.

Lease Terms

Commercial Lease: The ground floor retail unit is let to Age UK on a 15-year Full Repairing and Insuring lease from 25 March 2009, which expired on 24 March 2024. The tenant is currently holding over under the Landlord & Tenant Act 1954 at a passing rent of £9,500 per annum.

A rent review dated 25 March 2024 remains outstanding and negotiations are ongoing. A Section 26 Notice has been served requesting a new lease with a proposed commencement date of 1 September 2026, which effectively acts as the deadline for agreement or determination.

In our opinion, the current rent is below market level, with comparable evidence suggesting a rental value in the region of £13,000 – £15,000 per annum, subject to lease terms and covenant.

Residential Lease: The upper floors comprise a self-contained three-bedroom maisonette let on an Assured Shorthold Tenancy from 1 December 2023 at a rent of £1,015 per calendar month (£12,180 per annum). The tenancy has since continued on a periodic (rolling) basis.

In our opinion, the current rent sits slightly below prevailing market levels, presenting potential for future rental growth, subject to market conditions.

Current Income: Commercial Rent: £9,500 per annum

Residential Rent: £12,180 per annum

Total Current Income: £21,680 per annum

Potential Income: Commercial Rent: £13,000 – £15,000 per annum

Residential Rent: £13,800 – £15,000 per annum

Total Pot. Income: £26,800 – £30,000 per annum

Asking Price (£)

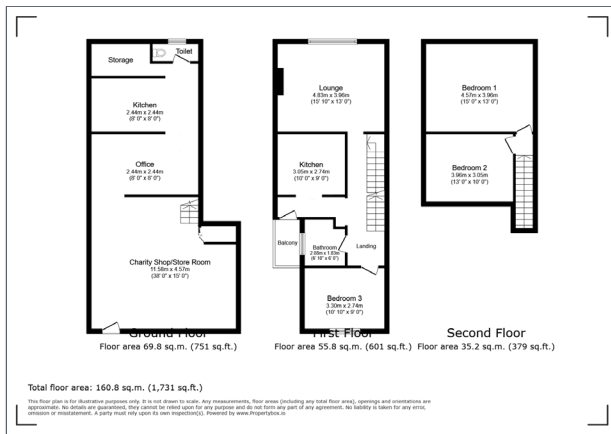
375,000.00

Annual Sales Revenue (£)

Undisclosed

Public Gallery





Disclaimer

Particulars are as supplied by Vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. Any dimensions quoted are for guidance only. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated the terms exclude VAT.