

LANSLEY

business transfer agents since 1890

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TO LET

VERSATILE COMMUNITY PREMISES IN CENTRAL READING

IDEAL FOR DAY NURSERY, EDUCATIONAL USE, HEALTHCARE, COMMUNITY GROUPS & MORE

EXCELLENT CENTRAL LOCATION – EASY ACCESS TO READING TOWN CENTRE

AMPLE ON-SITE PARKING – RARE FOR CENTRAL LOCATION

CIRCA 2750SQ.FT / 255M²

VACANT POSSESSION – AVAILABLE IMMEDIATELY






**WALFORD HALL,
CAREY STREET,
READING, BERKS,
RG1 7JS**

Location

Walford Hall is situated on **Carey Street**, just off **Castle Hill** in **central Reading**, Berkshire. The premises enjoy a **prominent yet peaceful position**, within easy reach of Reading's vibrant town centre and all its amenities.

The location offers excellent connectivity:

-  **Walking distance to Reading Town Centre**, The Oracle, and Broad Street Mall
-  Well served by **local bus routes** along Castle Hill and Oxford Road
-  Just over a **15-minute walk to Reading Station**, with fast links to London Paddington and the wider Thames Valley

The surrounding area is a mix of **residential and community buildings**, making it especially well suited to uses such as **day nurseries, education, wellness, and charitable organisations**.

Premises Description

Ground Floor

- Welcoming **Reception Area** leading into a spacious **Main Hall** (approx. **50' x 25' / 1,250 sq.ft / 116 sq.m**), with **laminated flooring** and **gas radiator heating** throughout
- **Small Office / Recording Room**
- Fully equipped **Commercial Kitchen** with 2 x dishwashers, gas hob, fridge, microwave, hot water urn, food trolley, stainless steel units, pots, pans, crockery, and extraction – holds **5-Star Food Hygiene Rating**

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- **Glass Viewing Room / Waiting Area** overlooking the main hall – ideal for supervision
- Bright **Arts & Crafts Room** with skylights, sink, and storage cupboards
- **Kiln Room** with pottery equipment, accessed via a **small garden area** with an outdoor awning
- **Private Office** (approx. **24'3" x 15'**) overlooking the parking area
- Modern **W.C. Facilities**, including:
 - **Disabled-accessible toilet**
 - **Ladies' WC:** 2 cubicles, 2 basins, hand dryers & towel dispenser
 - **Gents' WC:** 1 urinal, 1 cubicle, 1 basin, hand dryer & towel dispenser

First Floor

- Two self-contained **Offices / Classrooms** (approx. **15' x 14'** and **10' x 12'**), accessed via internal staircase

Outside

- **Dedicated On-Site Parking** for approx. **11 vehicles:** 5 to the side, 6 to the front
- Potential to convert **side parking area into a secure outdoor play space** (STPP)
- **Gas central heating** and **large water heater** throughout



Lease Terms

A new 10, 15 or 20-year Full Repairing & Insuring (FRI) lease is available at a commencing rent of £45,000 per annum (£3,750 pcm), payable quarterly in advance, with rent reviews every 5 years.

A 3 or 6-month rent deposit will be required (subject to negotiation).

Experienced operators only.

EPC - D87– Valid until 18th August 2034

RATEABLE VALUE - £8,100 – Small business Rate Relief may be available upon application.



Ideal Tenants / Uses

Potential Suitable Uses (subject to planning – applicants should verify with Reading Borough Council):

- Day nursery or pre-school
- Specialist education provider or tuition centre
- Wellbeing or therapy centre
- Arts and crafts studio or creative workshop
- Community café or training kitchen
- Charity or community organisation headquarters
- Health or rehabilitation services (e.g. physiotherapy, occupational therapy)

All uses are subject to planning. Interested parties should make their own enquiries with Reading Borough Council to confirm suitability.

Ingoing Premium: 15,000 – payable for the **fixtures, fittings, and equipment** (including kitchen appliances, craft room fittings, and pottery kiln etc.).

VIEWING - Strictly by prior arrangement with Messrs A H Lansley - 0118 959 0271.

REF:- DR.1643