

LANSLLEY

Business Sales and Commercial Agents Since 1890

Development, Commercial Development, Investment - Mixed use For Sale

£550,000

614 to 2,939 sq ft

**90-91 Friar Street, Reading, RG1
1EL**



Freehold mixed-use development opportunity with planning for 2 x 2-bed maisonettes in central Reading.

- Freehold town centre building
 - Planning approved for 2 x 2-bed maisonettes
 - Ground floor commercial accommodation retained
 - Approx. 2,938 sq ft over basement to second floor
 - Vacant possession throughout
 - New key point...
 - Strong development and investment potential
 - Short walk from Reading Station
 - Rare central Reading Development Opportunity
- www.lansleycommercial.co.uk/contact-us

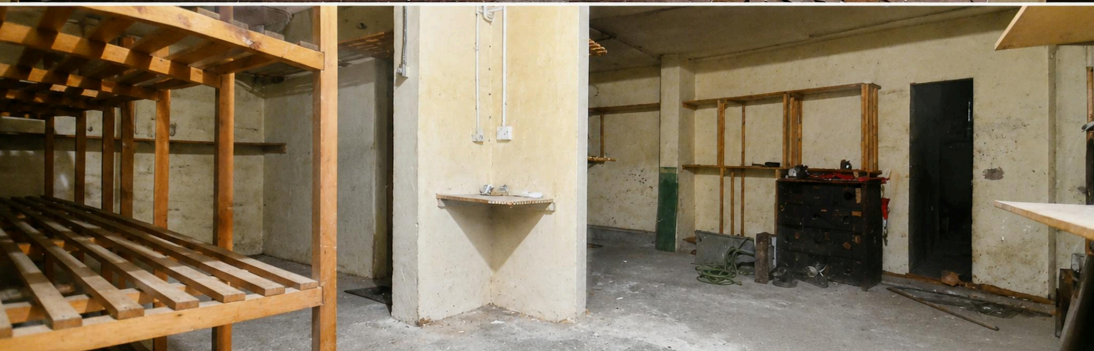


Description

A rare opportunity to acquire a prominent freehold mixed-use building in the heart of Reading town centre with planning permission granted for the conversion of the basement, first and second floors into 2 x 2-bedroom maisonettes whilst retaining ground floor commercial accommodation. The property extends to approximately 2,938 sq ft arranged over four floors and is offered with vacant possession, presenting an excellent opportunity for developers, investors or owner occupiers seeking a centrally located asset with significant future potential.

Location

The property occupies a prominent position on Friar Street in Reading town centre, close to Reading Station, The Oracle Shopping Centre and a wide range of national and independent retailers, restaurants and leisure operators. Friar Street is one of Reading's main commercial thoroughfares and benefits from strong footfall, excellent transport links and easy access to the M4 motorway via Junctions 10, 11 and 12.





Summary

- Price: £550,000
- Car parking charge: n/a
- EPC: E (119)

Contact & Viewings



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Accommodation

Floor/Unit	Description	Building Type	Size			Tenure
sq ft	sq m					
Basement	Basement	Retail	850 sq ft	850	78.97	For Sale / To Let
Ground	Ground Floor	Retail	861 sq ft	861	79.99	For Sale / To Let
1st	First Floor	Developments	614 sq ft	614	57.04	For Sale / To Let
2nd	Second Floor	Developments	614 sq ft	614	57.04	For Sale / To Let
Total			2,939			273.04

Viewings

Strictly by appointment through the sole agents, Lansley Commercial.

