

LANSLEY

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Mixed Use For Sale

£375,000

379 to 751 sq ft

3 Whitley Street, Reading, RG2 0EG



Mixed-use investment with shop let to Age UK and flats above. Asset management potential, subject to lease renewal.

- 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

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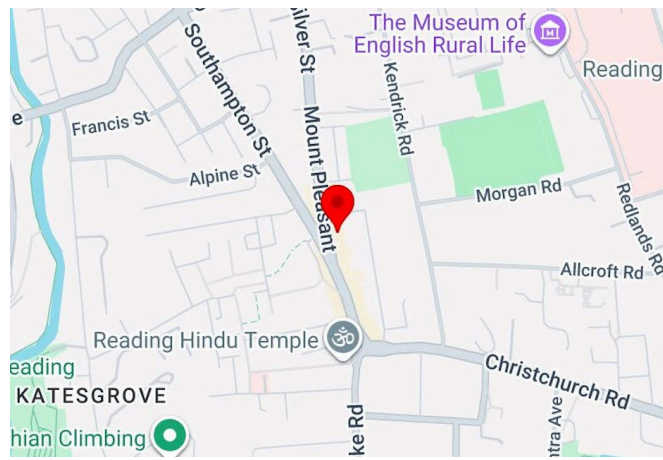
Description

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.

Location

Prominent Whitley Street location in South Reading, close to local shops, amenities and strong residential catchment.





Summary

- Price: £375,000
- EPC: C (61)

Contact & Viewings



Jason Atkins
jason@ahlansley.co.uk



Wayne Biehn
wayne@ahlansley.co.uk

Accommodation

| Floor/Unit | sq ft | Tenure | Rent (sq ft) | Price | Monthly Rent | Availability |
|--------------|--------------|----------|--------------|-----------|--------------|--------------|
| Ground | 751 | For Sale | - | £375,000- | - | Available |
| 1st | 601 | For Sale | - | - | - | Available |
| 2nd | 379 | For Sale | - | - | - | Available |
| Total | 1,731 | | | | | |

Viewings

For further information or to arrange a viewing please contact:

Lansley Commercial

Tel: 0118 959 0271

