

LANSLEY

Business Sales and Commercial Agents Since 1890

Investment - Mixed use For Sale

£649,500

2,784 sq ft

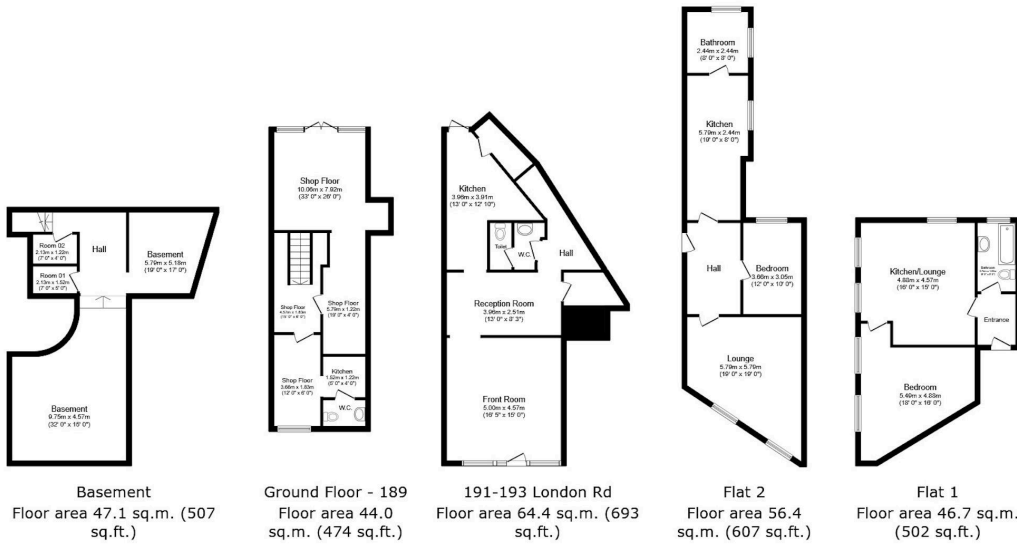
**189-193 London Road, Reading,
RG1 3NU**



Fully let mixed-use investment with 2 shops & 2 flats. Income £49,740 pa. London Road, Reading, Berks. Scope to improve flats.

- Fully let mixed-use freehold investment
- Total current income £49,740 per annum
- Two commercial units plus two flats - fully let
- Established tenants in occupation - FRI Lease for commercial premises
- Prominent London Road location - Cemetery Junction
- Scope to improve flats and increase income

www.lansleycommercial.co.uk/contact-us



Total floor area: 258.6 sq.m. (2,784 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error.

Description

A fully let mixed-use freehold investment opportunity prominently located on London Road (Cemetery Junction), Reading.

The property comprises two ground floor commercial units together with two self-contained one-bedroom flats above, producing a combined rental income of £49,740 per annum.

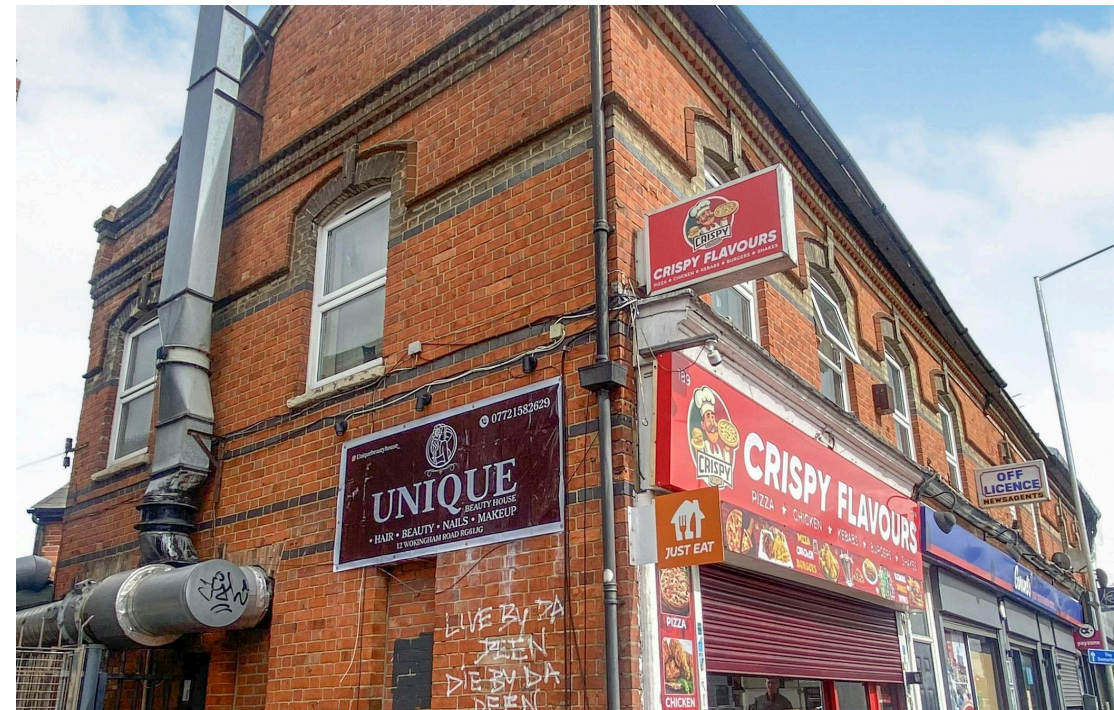
The commercial accommodation includes a well-established off licence/convenience store occupying a prominent double-fronted unit with a substantial basement, together with a fully fitted hot food takeaway unit, both benefiting from strong trading positions and high levels of passing footfall.

The residential accommodation comprises two self-contained one-bedroom flats, both let on Assured Shorthold Tenancies, providing a stable and supplementary income stream. The flats offer scope for improvement, presenting an opportunity to enhance rental income over time.

The property occupies a highly visible position within a busy and established parade, close to Reading University, the Royal Berkshire Hospital and Reading town centre, making it a proven and popular location for both commercial and residential occupiers.

Location

The property is prominently located on London Road (Cemetery Junction), one of Reading's main arterial routes into the town centre. The area benefits from strong passing traffic and footfall and is close to Reading University, the Royal Berkshire Hospital and the town centre.





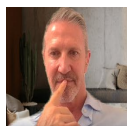
Summary

- Price: £649,500

Contact & Viewings



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Accommodation

Floor/Units	sq ft	Tenure	Rent (sq ft)	Price	Monthly Rent	Availability
Basement	507	To Let	-	-	-	Let
Ground	475	To Let	-	-	-	Let
Ground	693	To Let	-	-	-	Let
1st	502	To Let	-	-	-	Let
1st	607	To Let	-	-	-	Let
Total	2,784					

Viewings

Strictly by prior arrangement with the sole agents, Lansley Commercial.

Access will be arranged with the respective occupiers and adequate notice will be required.

Terms

The property is available freehold, subject to the existing tenancies, at a guide price of £650,000.

189 London Road – Takeaway Premises

Let on a full repairing and insuring lease for a term of 15 years from February 2026 at a current rent of £13,000 per annum. The lease includes a tenant break option at the fifth anniversary and rent review provisions.

191-193 London Road – Retail Premises

Let on a full repairing and insuring lease producing a current rent of £18,500 per annum, with rent review provisions in place.

Residential Flats (189a)

Both flats are let on Assured Shorthold Tenancies producing a combined income of £18,240 per annum. Total Rental Income: £49,740 per annum.

These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.

