

# LANSLEY

Business Sales and Commercial Agents Since 1890

## Development Potential, Investment - Mixed use, Mixed Use For Sale

£479,500 INCLUDES FRYING RANGE &  
ANCILLARY EQUIPMENT

**53 Crown Street, Reading, RG1  
2SN**



Investment/development property with 4-bed accommodation and commercial unit (former fish & chips). Vacant possession.

- Freehold investment STPP / development opportunity
- Vacant possession on completion
- Four-bedroom accommodation over two floors
- Ground floor commercial unit (former fish & chips)
- Prominent main road position in Reading
- Scope to reopen business or alternative use (STPP)
- Potential to enhance value through refurbishment / redevelopment
- Located in an area undergoing significant regeneration and development - immediate vicinity

[www.lansleycommercial.co.uk/contact-us](http://www.lansleycommercial.co.uk/contact-us)



## Description

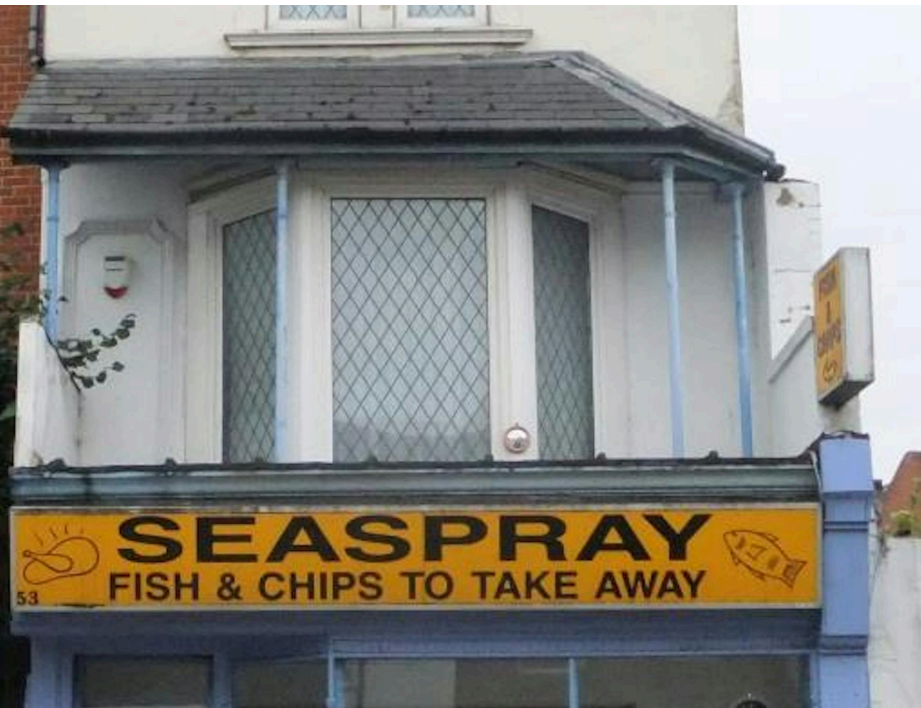
An excellent opportunity to acquire a freehold investment or development property in a prominent Reading location. The property comprises a ground floor commercial unit (previously operating as a fish & chips takeaway) with spacious four-bedroom accommodation arranged over the upper floors.

Offered with vacant possession, the property provides flexibility for owner-occupiers, investors, or developers seeking to reposition or enhance the asset. The surrounding area is undergoing ongoing regeneration, supporting long-term demand and potential for capital growth.

Suitable for reopening the existing use or alternative uses, subject to the necessary consents.

## Location

The property is situated in a prominent position on a busy main road in Reading, benefiting from strong levels of passing traffic and good local footfall. The area is well connected, with convenient access to Reading town centre, the University of Reading, and the Royal Berkshire Hospital.





### Viewings

Viewings strictly by prior appointment through Lansley Commercial.

### Notes

The site has good potential alternative development potential – Subject to Planning Permission.

FULL VACANT POSSESSION ON COMPLETION

### Summary

- Price: £479,500 INCLUDES FRYING RANGE & ANCILLARY EQUIPMENT
- Business rates: £2,944.10 per sq ft
- EPC: E (123)

### Further information

- [View details on our website](#)

### Contact & Viewings



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