

OFFERS INVITED

£484,950

Southampton Street

Reading, RG1 2QX



PROPERTY SUMMARY

Freehold Commercial Building offering a strong and reliable income stream, currently generating £43,800 per annum with all units fully let. The building comprises a ground floor and basement commercial unit, along with a separate kitchen and bathroom at ground level.

The first floor features two self-contained studio flats, while the second floor provides an additional letting room, ensuring diverse and consistent rental income.

The property also presents excellent potential, with scope for a rear extension and the possibility to create additional units (STPP) making it an ideal opportunity for investors seeking both immediate returns and long-term growth.

Located in a prime location in Reading within walking distance to a thriving High Street, featuring The Oracle Shopping Centre. Reading Train Station within close proximity providing an easy access to the City via The Elizabeth Line. scl-land

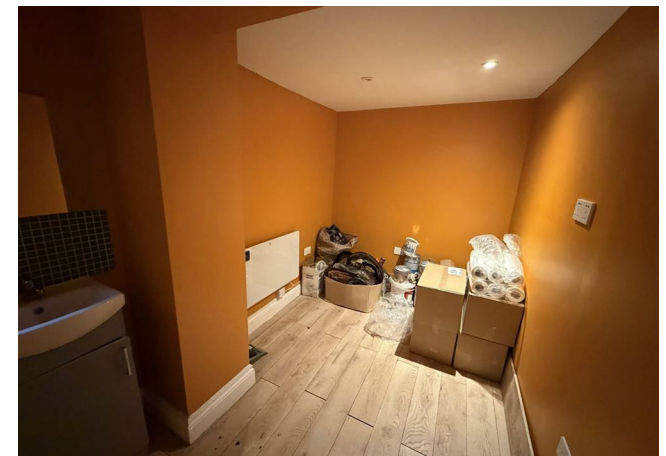
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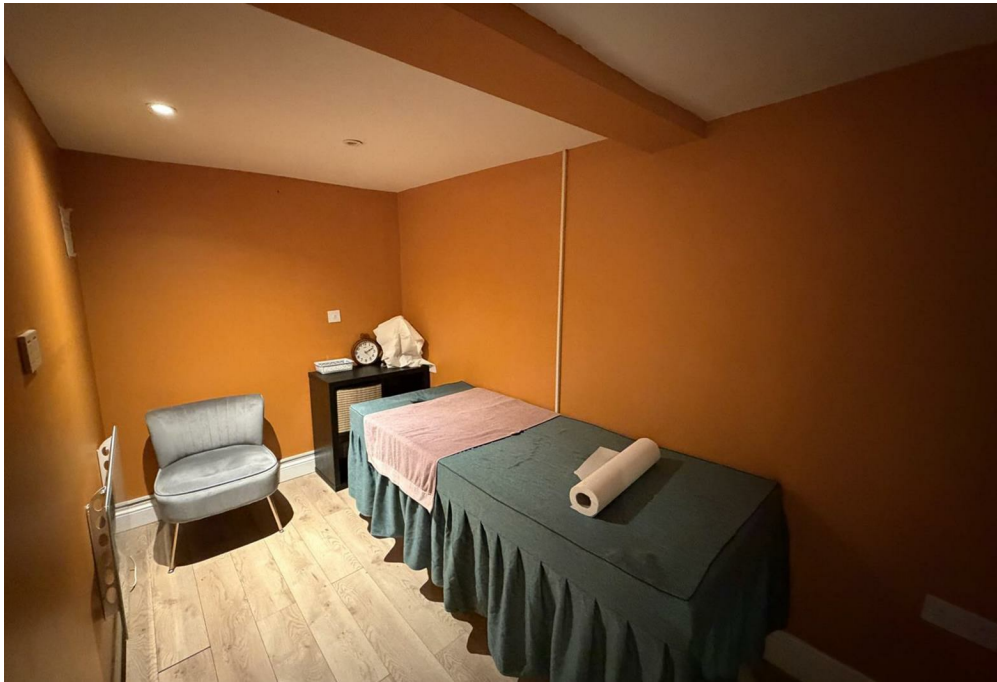


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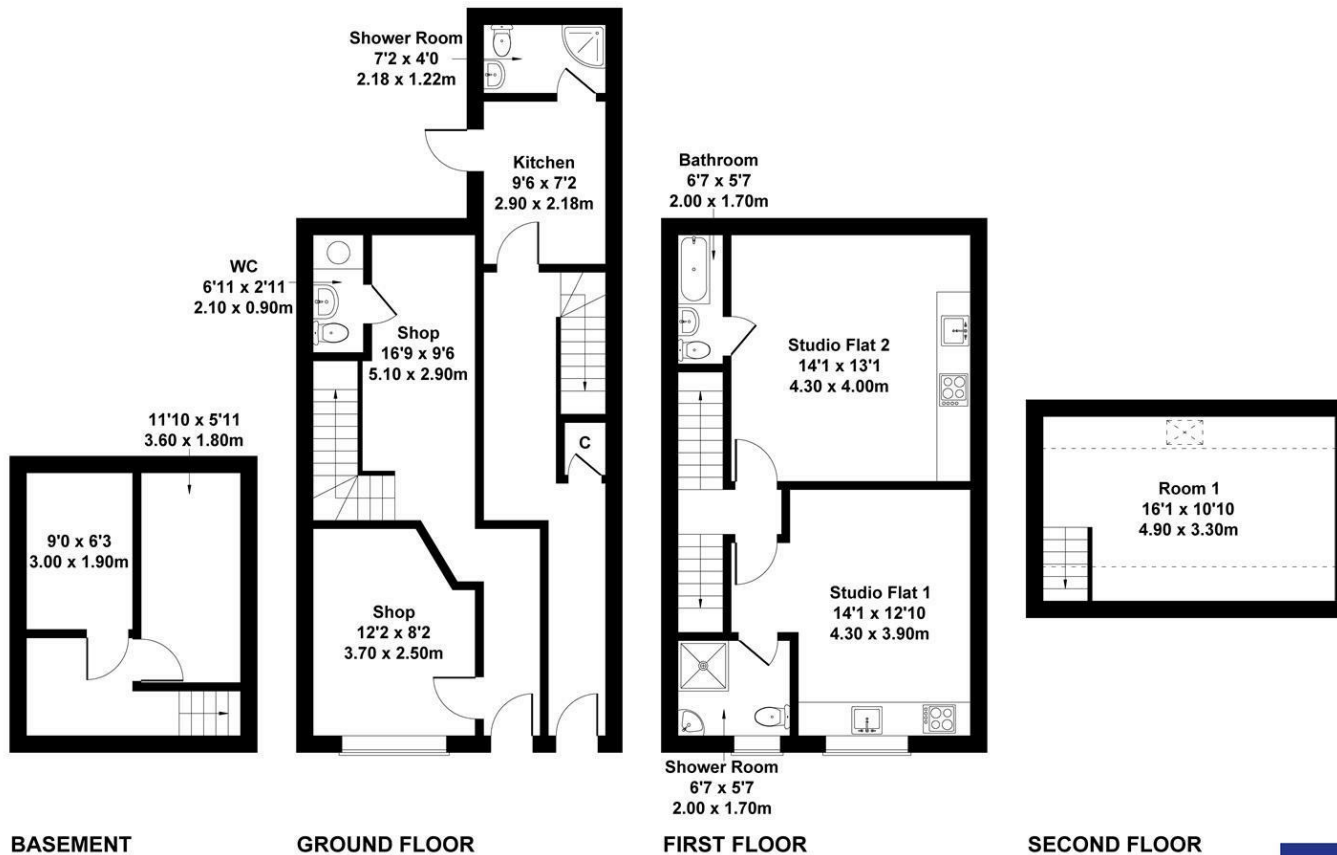
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Southampton Street, Reading

Approximate Gross Internal Area
1475 sq ft - 137 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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