



**HEMDEAN ROAD, CAVERSHAM, READING, RG4 7SS
OFFERS IN EXCESS OF £600,000 FREEHOLD**

**A MIXED USE INVESTMENT OPPORTUNITY COMPRISING OF A
GROUND FLOOR COMMERCIAL UNIT WITH A ONE BEDROOM
APARTMENT ABOVE AND DETACHED STUDIO TO THE REAR**

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DESCRIPTION:

An opportunity to acquire an income generating mixed use investment in a prime location in Central Caversham. Occupying the corner is Hemdean Road and Oxford St. The property consists of a ground floor commercial unit with a one bedroom split level apartment above and a self-contained detached property to the rear which is accessed from Oxford St. The commercial unit currently operates as a restaurant with its previous use being a hairdressers salon. The apartment above occupies the top two floors and is currently let at a monthly rental of £1100. The apartment comprises of a lounge/diner with dual aspect windows, kitchen and shower room on the first floor and a double bedroom on the top floor. The self-contained property to the rear is a detached studio with vaulted ceilings, a mezzanine bedroom, fitted kitchen and shower room generating £1000 a month rent. The commercial unit is currently generating £18,000 per annum rental. The restaurant, which can accommodate at least 20 diners, has a kitchen, dining area, toilet and has small courtyard garden to the rear. This superb opportunity will suit an astute investor looking for an income generating opportunity or suit someone wishing to run a business with incorporated living quarters.

AT A GLANCE

- Mixed Use Investment Opportunity
- Ground Floor Commercial Unit Currently Operating as a Restaurant
- Split Level One Bedroom Apartment
- Detached Studio with Mezzanine Bedroom and Terrace
- Generating £43,200 Per Annum Rental
- Investment Opportunity Or Business with Living Quarters
- Potential to Split Properties
- EPC Rating is Commercial Use

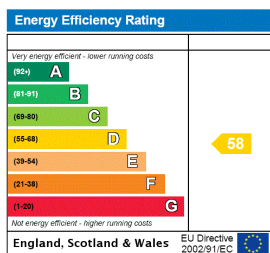








This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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