



HEMDEAN ROAD, CAVERSHAM, READING, RG4 7SS
GUIDE PRICE £400,000 FREEHOLD

**A MIXED USE INVESTMENT OPPORTUNITY
INCORPORATING A GROUND FLOOR COMMERCIAL UNIT
AND SPLIT LEVEL ONE BEDROOM APARTMENT ABOVE IN
CENTRAL CAVERSHAM**

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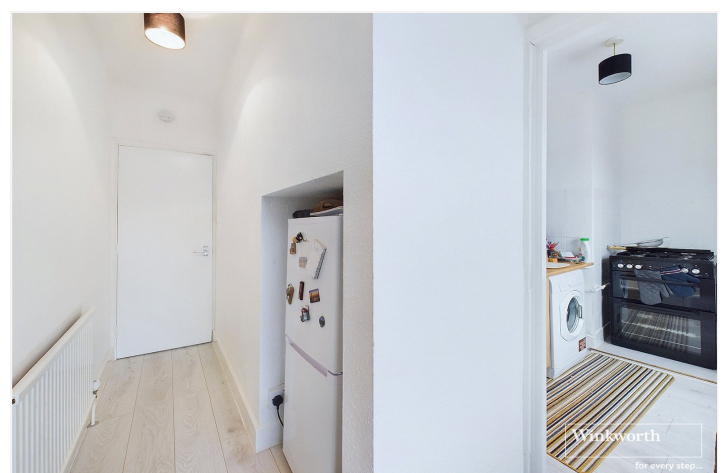


DESCRIPTION:

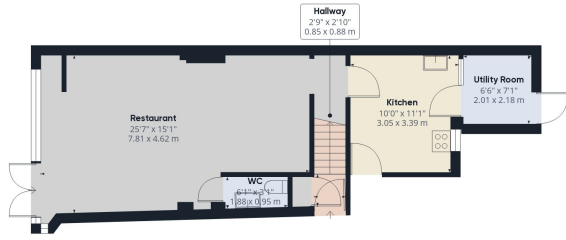
This corner plot in a prime Central Caversham location offers a superb opportunity to purchase a mixed use investment or business premises with incorporated living accommodation. Occupying the corner of Hemdean Road and Oxford St the property consists of a ground floor commercial unit with a one bedroom split level apartment above. The commercial unit, which is now vacant, recently operated as a restaurant and was a previously a hairdressers salon for many years and has opportunity for a variety of business uses or conversion back to residential accommodation with the appropriate planning consents. The apartment above is accessed from its own front door on Oxford Street and occupies the top two floors of the building. The apartment is currently let at a monthly rental of £1100 and 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 commercial space has a large open plan area, a kitchen, toilet and a 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

- Corner Plot in Popular Central Caversham Location
- Mixed Use Investment Opportunity
- Commercial Unit
- One Bedroom Split Level Apartment
- Previously uses include a Restaurant and Hairdressers Salon
- Investment Opportunity or Business Premises With Living Accommodation



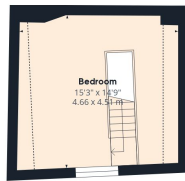




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1088.67 ft²
101.14 m²

Reduced headroom

42.95 ft²
3.99 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

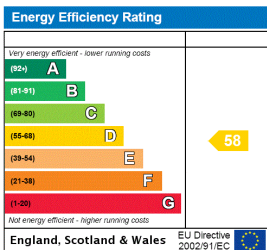
Term: 0 year and 0 months

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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