

LANSLLEY

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Hotel For Sale

£2,500,000

1,698 to 5,285 sq ft

**144–150 Caversham Road,
Reading, RG1 8AZ**



Substantial freehold hotel with 22 en-suite rooms, 2 studios and development potential in prime Reading location. Vacant with scope STPP

- Four adjoining freehold buildings (144–150 Caversham Road)
- Approx. 9,278 sq ft (862 sq m) GIA
- 22 fully en-suite guest bedrooms
- 2 self-contained studio apartments (currently let)
- Reception, bar, restaurant & commercial kitchen
- Rear yard with approximately 4–5 parking spaces
- Suitable for hotel reopening, alternative hospitality use or redevelopment (STPP)
- Adjoining property also available separately, offering the opportunity to create a larger combined site



Description

A substantial freehold hotel and development opportunity comprising four adjoining properties extending to approximately 9,250 sq ft. The premises provide 22 en-suite guest bedrooms together with two self-contained studio apartments, plus reception/lounge, bar, restaurant area and fully equipped commercial kitchen.

Prominently positioned on Caversham Road, within walking distance of Reading mainline station, the property benefits from strong local demand and excellent connectivity.

The building is already configured for hospitality use and offers immediate operational potential, subject to cosmetic improvements. Additionally, the site presents significant scope for redevelopment or alternative uses, including serviced accommodation, mixed-use or residential conversion (subject to planning).

A rare opportunity to acquire a sizeable freehold asset in a prime Thames Valley location with both trading and asset management potential.

Location

Prominently located on Caversham Road (A4155), a main arterial route linking Caversham with Reading town centre. Reading mainline station is within walking distance, providing fast services to London Paddington (approx. 25–30 minutes) and access to the Elizabeth Line.





Summary

- Price: £2,500,000
- EPC: D (89)

Contact & Viewings



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Accommodation

Floor/Units	sq ft	Tenure	Rent (sq ft)	Price	Monthly Rent	Availability
Ground	5,285	For Sale / To Let	-	-	-	Available
1st	2,541	To Let	-	-	-	Available
2nd	1,698	To Let	-	-	-	Available
Total	9,524					

Specifications

- Approx. 9,250 sq ft (862 m²) GIA across four adjoining properties
- 22 en-suite guest bedrooms (3 singles, 16 doubles, 3 family rooms)
- Two self-contained studio apartments to the rear
- Reception/lounge area with bar and dining/restaurant space
- Fully equipped commercial kitchen with ancillary areas
- Customer W.C.'s, laundry room, stores and dedicated boiler room
- Three boilers (including two recently installed Worcester units)
- Rear access with yard providing approx.

4-5 parking spaces

- Commercial EPC: D (valid until January 2027)
- Rateable Value: £81,500 (from April 2026)
- Freehold tenure
- Significant development potential (STPP)

Viewings

Further information available to qualified applicants.

Applicant Agency Fee

Agent's Fee: £1,500 plus VAT, payable by the purchaser upon completion of the sale to Lansley Commercial for introducing and facilitating the transaction.



